



LOCAL PLANNING AGENCY MEETING

MEETING DATE: MONDAY, MAY 2, 2016 AT 7:45 PM COMMISSION CHAMBERS, 500 SW 109 AVENUE

1. ROLL CALL.
2. PLEDGE OF ALLEGIANCE.
3. INVOCATION.
4. THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WILL CONSIDER THE FOLLOWING THREE ORDINANCES:

A) AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA GRANTING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-017-0020 CHANGING THE LAND USE CATEGORY FROM I-2 (INDUSTRIAL HEAVY MANUFACTURING) TO C-2 (SPECIAL COMMERCIAL); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE. (PUBLIC HEARING)

B) AN ORDINANCE OF THE SWEETWATER CITY COMMISSION REZONING THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-017-0020, FROM I-2 (INDUSTRIAL HEAVY MANUFACTURING) TO C-2 (SPECIAL COMMERCIAL); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE. (PUBLIC HEARING)

C) AN ORDINANCE OF THE SWEETWATER CITY COMMISSION REZONING THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250), FROM RS (SINGLE FAMILY RESIDENTIAL DISTRICT) TO I-1 (INDUSTRIAL LIGHT MANUFACTURING); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE. (PUBLIC HEARING)

5. ADJOURNMENT.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK MARIE SCHMIDT AT 221-0411 BY NOON ON THE DAY BEFORE THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE.

Ordinance No.: _____

**AN ORDINANCE OF THE CITY OF SWEETWATER,
FLORIDA GRANTING A SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENT FOR THAT
CERTAIN PROPERTY IDENTIFIED UNDER FOLIO
NUMBER 25-3031-017-0020 CHANGING THE LAND
USE CATEGORY FROM I-2 (INDUSTRIAL HEAVY
MANUFACTURING) to C-2 (SPECIAL COMMERCIAL);
PROVIDING FOR FINDINGS OF FACT; PROVIDING
FOR SEVERABILITY; PROVIDING FOR
CODIFICATION; PROVIDING FOR EFFECTIVE DATE.**

WHEREAS, the owner of that certain property identified under folio number 25-3031-017-0020, bearing street address 1401 NW 110 Avenue, Sweetwater, FI 33172, legally described as:

Lot 2, Block 1, of Hughes West Tract, according to the Plat thereof, recorded in Plat Book 149, Page 40, of the Public Records of Miami-Dade County, Florida;

has applied for a small-scale comprehensive plan amendment; and,

WHEREAS, said application has been considered and approved by the Planning & Zoning Board prior to first reading of this ordinance, pursuant to the Land Development Code; and,

WHEREAS, said application has been considered and approved by the Local Planning Agency prior to second reading of this ordinance; and,

WHEREAS, The relationship of the proposed rezoning comports with the purposes and objectives of the City's Comprehensive Master Plan and generally comports with the purpose of the Land Development Code; and,

WHEREAS, The proposed amendment will not be contrary to the established land use pattern; and,

WHEREAS, The proposed amendment will not create an isolated district unrelated to adjacent and nearby districts.

WHEREAS, The proposed amendment will not alter the population density pattern and thereby will not have an adverse impact upon public facilities such as schools, utilities and streets; and,

WHEREAS, the proposed amendment is not out of scale with the needs of the neighborhood; and,

WHEREAS, the proposed amendment involves a use of 10 acres or fewer; and:

WHEREAS, the cumulative annual effect of the acreage for all small scale development amendments adopted by the local government will not exceed a maximum of 120 acres in a calendar year; and,

WHEREAS, the proposed amendment does not involve a text amendment to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use amendment to the future land use map for a site-specific small scale development activity; and,

WHEREAS, the property that is the subject of the proposed amendment is not located within an area of critical state concern.

WHEREAS, the City Commission has found that the applicant has met all requirements for a small-scale comprehensive plan amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA:

Article 1. The following is enacted as an ordinance of the City of Sweetwater:

1. The foregoing preamble is incorporated herein by reference as if set forth in full.
2. The land use for the above-described real property located at 1401 NW 110 Avenue, Sweetwater, FL 33172, bearing folio number 25-3031-017-0020 is hereby changed from I-2 (Industrial Heavy Manufacturing) to C-2 (Special Commercial).

Article 2. All ordinances or portions of the Code of Ordinances of the City of Sweetwater in conflict with the provisions of this ordinance shall be repealed upon the effective date hereof.

Article 3. It is the intention of the Mayor and the City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention codifiers may amend the words "ordinance" or "section" to other appropriate words.

Article 4. If any portion of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of the ordinance.

Article 5. This ordinance shall become effective 31 days after its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater and Florida statute §163.3187.

PASSED AND ADOPTED on

_____.

ORLANDO LOPEZ, Mayor

JOSE M. DIAZ, Commission President

and

Vice Mayor

ATTEST:

MARIE O. SCHMIDT, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



GUILLERMO CUADRA, CITY ATTORNEY

VOTE UPON ADOPTION:

JOSE M. DIAZ, COMMISSION PRESIDENT
JOSE W. BERGOUIGNAN, JR., COMMISSION VICE PRESIDENT
PRISCA BARRETO, COMMISSIONER
MANUEL DUASSO, COMMISSIONER
IDANIA LLANIO, COMMISSIONER
ISOLINA MAROÑO, COMMISSIONER
EDUARDO M. SUAREZ, COMMISSIONER



**CITY OF SWEETWATER
COMMISSION MEETING
NOTICE OF PUBLIC HEARING**

*all notices went out by mail
notice was posted on property
04/18/16 by:
Advertised on the Neighbors
on 04-21-16*

ZONING HEARING: 2016-4-02

**I. APPLICANT: SHAPIGO DEVELOPMENT
SPR2015-0000007**

REQUESTS:

(1) SMALL COMPREHENSIVE PLAN AMENDMENT

SUBJECT PROPERTY: FOLIO #25-3031-017-0020

LOCATION: 1401 NW 110 AVENUE, SWEETWATER, FL 33172

PRESENT USE: INDUSTRIAL HEAVY MANUFACTURING

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

ZONING HEARING:

A PUBLIC HEARING WILL BE HELD IN SWEETWATER CITY HALL COMMISSION CHAMBERS, 500 S.W.109 AVENUE, SWEETWATER, FLORIDA, ON MAY 2, 2016 AT 8:00 P.M.

OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC. 286.0105, FLORIDA STATUTES).

PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT DEPUTY CITY CLERK CARMEN J. GARCIA AT 305-221-0411 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICANS WITH DISABILITIES ACT).

SHAPPIGO DEVELOPMENT LLC

10825 NW 33 STREET, MIAMI, FL, 33172

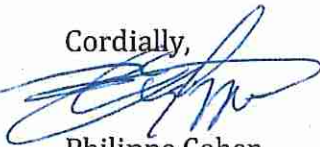
April 28, 2015

City of Sweetwater
Planning department

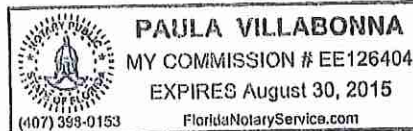
To Whom It May Concern:

The purpose of this letter is to inform you that Maria F. Rodriguez acting on my behalf, will be authorized to represent me in the process of the zoning District Boundary change and Comprehensive plan amendment.

Cordially,



Philippe Cohen
Shapigo Developmen LLC



SHAPIGO DEVELOPMENT LLC

10825 NW 33 STREET, MIAMI, FL, 33172

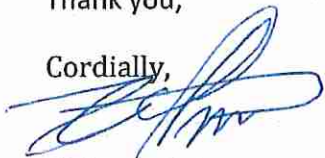
April 28, 2015

Letter of Intent

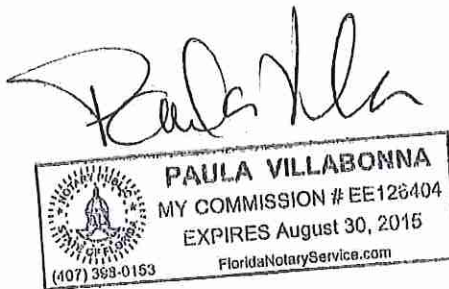
This letter is to advise our intention to submit application for Zoning District Boundary Change from I2 to C2 and Comprehensive Plan Amendment from office and light industrial to commercial, property folio 25-3031-017-0020. To follow after is the construction of a 6 story hotel and a retail area. The contact person is Maria F. Rodriguez. She can be reached via telephone # 954-394-1729 or email mariarodriguez432@hotmail.com.

Thank you,

Cordially,



Philippe Cohen
Shapigo Developmen LLC



City Of Sweetwater **SPR #** 2015-00000007



Date: 4/28/2015

Land Use Change Request

From: _____ To: _____
office commercial
and light
industrial

Application For: Comprehensive Plan Amendment

Application Fee: \$3,200.00 plus for:

A) Text Amendment: \$11,400.00

B) Small-scale Land Use (< 10 acres): \$16,500.00

C) Large-scale Land Use: (> 10 acres) \$16,500 + 1,100 per gross acre above 10 acres or portion thereof.

Property Folio: 25-3031-017-0020

Address: 1401 NW 110 AVE

Legal Description of Property:

lot 2, block 1, of HUGHES WEST TRACT, according to
the plat thereof, recorded in plat book 149, page 40,
of the public records of Miami Dade County, Florida

A handwritten signature in black ink, appearing to read "Philippe Cohen".

PHILIPPE COHEN
(Signature of Owner)

PHILIPPE COHEN
(Print or Type Name of Owner)

1909 TYLER ST, SUITE 502, HOLLYWOOD, FL 33020
(Mailing Address)

Phone: 954 248 6896, 954 448 2245

Contact Person:

Paula Villabona

Telephone Number:

954 448 2245

Email:

Paula1016@me.com

Additional Application Submittal requirements:

☒ Survey (1 Year old or Less)

☒ Letter specifying intended use of property & reasons for request.

☒ Proof of Ownership

☒ Application Fee

☒ Owner's Letter of Representation

Receipt No. _____

Date: 4 / 28 / 2015

NOTE: FILING FEE IS NOT REFUNDABLE, WETHER THIS REQUEST IS GRANTED OR DENIED.

The hearing will be conducted in the English language. It is the responsibility of the applicant to bring an interpreter if he or she does not speak English.

CFN 2015R0063239
OR Bk 29483 Pgs 3636 - 3637i (2pgs)
RECORDED 01/30/2015 10:53:56
DEED DOC TAX 28,500.00
SURTAX 21,375.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Lourdes Corvo, Esq.
Attorney at Law
Lourdes Corvo, P.A.
15450 New Barn Road Suite 302
Miami Lakes, FL 33014-2169
305-827-0084
File Number: 15-002
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of January, 2015 between Pronto GC, LLC, a Florida limited liability company whose post office address is 1750 NW 107th Avenue, Suite SM-1, Miami, FL 33172, grantor, and Shapigo Development LLC, a Florida limited liability company whose post office address is 10825 NW 33 Street, Doral, FL 33172, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 2, Block 1, of HUGHES WEST DADE TRACT, according to the Plat thereof, recorded in Plat Book 149, Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 25-3031-017-0020

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Rocio Muchapina

Witness Name: Perta Sole Catal

Pronto GC, LLC, a Florida limited liability company

By: Q-Marketing and Development Group Corporation, a
Florida Corporation

By: Isabel Espinoza
Isabel Espinoza, President

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this 28th day of January, 2015 by Isabel Espinoza, President of Q-Marketing and Development Group Corporation, as Manager of Pronto GC, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a passport as identification.

[Notary Seal]

Isabel Espinoza
Notary Public

Printed Name: _____

My Commission Expires: _____



SHAPPIGO DEVELOPMENT LLC

10825 NW 33 STREET, MIAMI, FL, 33172

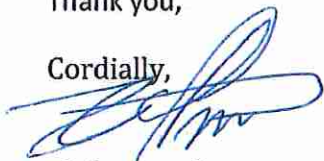
April 28, 2015

Letter of Intent

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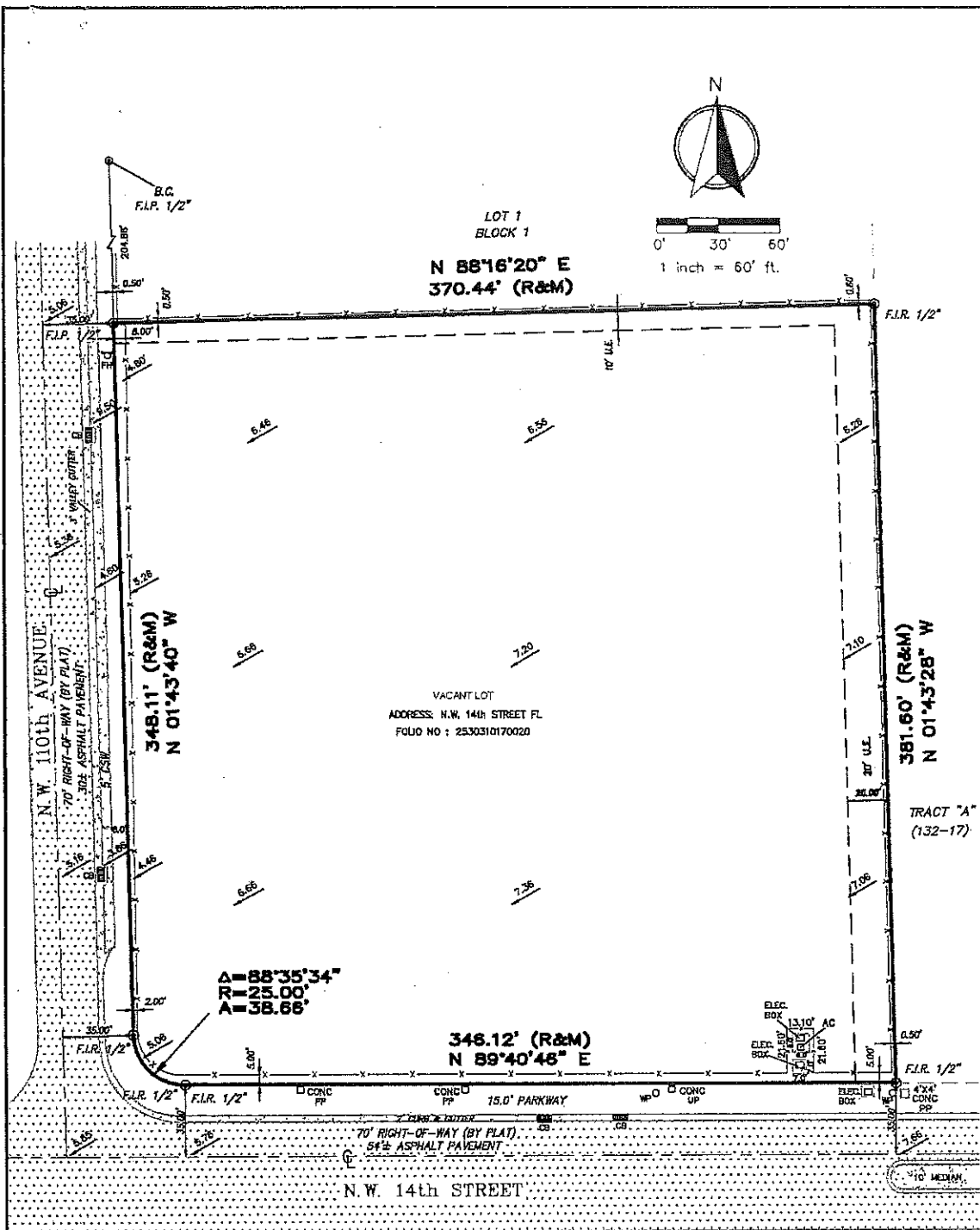
Thank you,

Cordially,



Philippe Cohen
Shapigo Developmen LLC





Notes:
EASTERLY FENCE IS OVER 20' U.E.

MAP OF BOUNDARY SURVEY

Property Address:

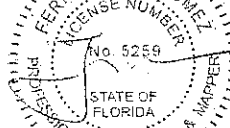
VACANT LAND FOLIO# 25-3031-017-0020
DORAL, FL 33172



OnlineLand
SURVEYORS, INC.

15271 NW 60 AVE, Suite 208
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, FLORIDA STATUTES.



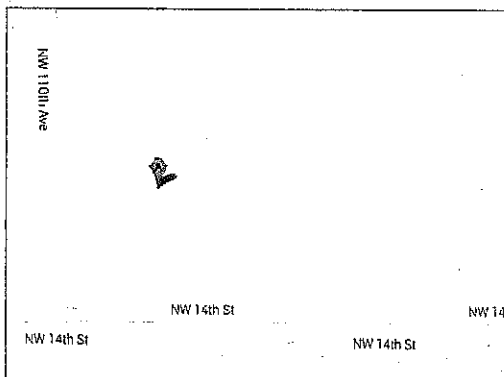
SIGNED

FERNANDO V. GOMEZ
STATE OF FLORIDA

FOR THE FIRM

P.S.M. No. 5259

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FERNANDO V. GOMEZ, P.S.M. NO. 5259 ON THE SURVEY DATE NOTED HEREON.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

SHAPIGO DEVELOPMENT LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: MIAMI-DADE COUNTY UNIC
120635
Panel Number: 12086C0286L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AH
Base Flood Elevation: 8.0
Date of Survey: 11/18/2014

LEGAL DESCRIPTION: LOT 2, BLOCK 1, OF SUBDIVISION HUGHES WEST DADE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

— PROPERTY LINE	— TREE	L.M.E. LAKE or LANDSCAPE MAINT. ESMT.	ESMT. EASEMENT
— STRUCTURE	— POWER POLE	R.O.E. ROOF OVERHANG EASEMENT	D.E. DRAINAGE EASEMENT
— CHAIN-LINK or WIRE FENCE	— CATCH BASIN	P.P. POOL PUMP	L.B.E. LANDSCAPE BUFFER ESMT.
— WOOD FENCE	— COUNTY UTILITY ESMT.	PL. PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
— IRON FENCE	— INGRESS/ EGRESS ESMT.	I.D. IDENTIFICATION	TEL. TELEPHONE FACILITIES
— EASEMENT	— U.I./E.E. UTILITY EASEMENT	B.C. BLOCK CORNER	U.P. UTILITY POLE
— CENTER LINE	— F.N.C. OR F. FOUND IRON PIPE/	S.R. BEARING REFERENCE	E.U.B. ELECTRIC UTILITY BOX
— WOOD DECK	— PIN AS NOTED ON PLAT	Δ. CENTRAL ANGLE or DELTA	S.T.P. SEPTIC TANK
— CONCRETE	— LICENSE # - BUSINESS	R. RADIAL	D.F. DRAIN FIELD
— ASPHALT	— LICENSE # - SURVEYOR	N.R. NON RADIAL	AC. AIR CONDITIONER
— BRICK/TILE	— CALC. CALCULATED POINT	TYP. TYPICAL	C.S.W. CONC. SIDEWALK
— WATER	— SET MONUMENT	I.R. IRON ROD	D.W. DRIVEWAY
— APPROXIMATE EDGE OF WATER	— CONTROL POINT	I.P. IRON PIPE	S.C.R. SCREEN
— COVERED AREA	— CONCRETE MONUMENT	N&D. NAIL & DISK	G.A.U. GARAGE
	— ELEV. ELEVATION	PK NAIL PARKER-KALON NAIL	ENCL. ENCLOSURE
	— P.T. POINT OF TANGENCY	D.H. DRILL HOLE	N.T.S. NOT TO SCALE
	— P.C. POINT OF CURVATURE	W. WELL	F.F. FINISHED FLOOR
	— P.R.M. PERMANENT REFERENCE MONUMENT	Q M.H. MAN HOLE	T.O.B. TOP OF BANK
	— P.C.D. POINT OF COMPOUND CURVATURE	C.H.L. OVERHEAD LINES	E.O.W. EDGE OF WATER
	— P.R.C. POINT OF REVERSE CURVATURE	TX. TRANSFORMER	E/P OR E.O.P. EDGE OF PAVEMENT
	— P.O.B. POINT OF BEGINNING	CATV. CABLE TV, RISER	C.V.G. CONCRETE VALLEY GUTTER
	— P.O.C. POINT OF COMMENCEMENT	W.M. WATER METER	B.S.L. BUILDING SETBACK LINE
	— P.C.P. PERMANENT CONTROL POINT	P/E. POOL EQUIPMENT	S.T.L. SURVEY TIE LINE
	— FIELD MEASURED	CONC. CONCRETE SLAB	C. CENTER LINE
	— PLATTED MEASUREMENT		R/W. RIGHT OF WAY
	— DEED		P.U.E. PUBLIC UTILITY EASEMENT
	— CALCULATED		C.M.E. CANAL MAINTENANCE EASEMENT
			A.E. ANCHOR EASEMENT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



**Florida Land
Title Association**

Affiliate Member

Printing to Scale:

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling

Correct: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11 ☐ 12 ☐ 13 ☐ 14 ☐ 15 ☐ 16 ☐ 17 ☐ 18 ☐ 19 ☐ 20 ☐ 21 ☐ 22 ☐ 23 ☐ 24 ☐ 25 ☐ 26 ☐ 27 ☐ 28 ☐ 29 ☐ 30 ☐ 31 ☐ 32 ☐ 33 ☐ 34 ☐ 35 ☐ 36 ☐ 37 ☐ 38 ☐ 39 ☐ 40 ☐ 41 ☐ 42 ☐ 43 ☐ 44 ☐ 45 ☐ 46 ☐ 47 ☐ 48 ☐ 49 ☐ 50 ☐ 51 ☐ 52 ☐ 53 ☐ 54 ☐ 55 ☐ 56 ☐ 57 ☐ 58 ☐ 59 ☐ 60 ☐ 61 ☐ 62 ☐ 63 ☐ 64 ☐ 65 ☐ 66 ☐ 67 ☐ 68 ☐ 69 ☐ 70 ☐ 71 ☐ 72 ☐ 73 ☐ 74 ☐ 75 ☐ 76 ☐ 77 ☐ 78 ☐ 79 ☐ 80 ☐ 81 ☐ 82 ☐ 83 ☐ 84 ☐ 85 ☐ 86 ☐ 87 ☐ 88 ☐ 89 ☐ 90 ☐ 91 ☐ 92 ☐ 93 ☐ 94 ☐ 95 ☐ 96 ☐ 97 ☐ 98 ☐ 99 ☐ 100 ☐ 101 ☐ 102 ☐ 103 ☐ 104 ☐ 105 ☐ 106 ☐ 107 ☐ 108 ☐ 109 ☐ 110 ☐ 111 ☐ 112 ☐ 113 ☐ 114 ☐ 115 ☐ 116 ☐ 117 ☐ 118 ☐ 119 ☐ 120 ☐ 121 ☐ 122 ☐ 123 ☐ 124 ☐ 125 ☐ 126 ☐ 127 ☐ 128 ☐ 129 ☐ 130 ☐ 131 ☐ 132 ☐ 133 ☐ 134 ☐ 135 ☐ 136 ☐ 137 ☐ 138 ☐ 139 ☐ 140 ☐ 141 ☐ 142 ☐ 143 ☐ 144 ☐ 145 ☐ 146 ☐ 147 ☐ 148 ☐ 149 ☐ 150 ☐ 151 ☐ 152 ☐ 153 ☐ 154 ☐ 155 ☐ 156 ☐ 157 ☐ 158 ☐ 159 ☐ 160 ☐ 161 ☐ 162 ☐ 163 ☐ 164 ☐ 165 ☐ 166 ☐ 167 ☐ 168 ☐ 169 ☐ 170 ☐ 171 ☐ 172 ☐ 173 ☐ 174 ☐ 175 ☐ 176 ☐ 177 ☐ 178 ☐ 179 ☐ 180 ☐ 181 ☐ 182 ☐ 183 ☐ 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MEMORANDUM

TO: Planning & Zoning Board

FROM: Sergio Purriños LCAM MURP

SUBJECT: Small Scale Land Use Amendment from the Office and Light Industrial land use category to the Commercial designation; and rezoning from I-2 Industrial Heavy Manufacturing to C-2 Special Commercial District.

DATE: June 23, 2015

Applicant: Shapigo Development, LLC

Request: The petitioner is request:

- a) Small Scale Land Use Amendment from the Office and Light Industrial land use designation to the Commercial designation; and
- b) Rezoning from I-2 Industrial Heavy Manufacturing to C-2 Special Commercial District.

Location: Northeast corner of NW 110th Avenue and NW 14th Street, as shown in the areal picture below.



Folio No. 25-3031-017-0020

Size: Approximately 3.20 acres.

Small Scale Amendment

The applicant is requesting a land use designation change from Office and Light Industrial use to Commercial use for the subject parcel, which is 3.20 acres.

The property in question is currently vacant. There are no outstanding code violations involving any of these parcels at this time. The subject parcels are surrounded by the following Future Land Use designations:

North: Office and Light Industrial Use

*Small Scale Land Use ...
Scanned vs in 7 & 8*

South: Commercial Use
East: Office and Light Industrial Use
West: Commercial Use (Dolphin mall)

Land uses allowed in the 'Commercial' land use category include:

- 1.) Full range of sales and service activities;
- 2.) Retail and wholesale uses;
- 3.) Personal and professional services;
- 4.) Commercial and professional offices;
- 5.) Hotels and motels;
- 6.) Hospitals, nursing homes and medical buildings; E
- 7.) Entertainment and cultural facilities;
- 8.) Amusement and commercial recreation establishments;
- 9.) Telecommunication facilities; and
- 10.) Government and educational buildings.

Since the application site is less than 10 acres in size, it is treated as a "small scale land use amendment" under Chapter 163, Florida Statutes; and therefore, is not subject to State review.

Rezoning

The applicant is also requesting a rezoning from I-2 Industrial Heavy Manufacturing to C-2 Special Commercial District. This parcel is surrounded by the following zoning classifications and uses:

North: Industrial Heavy Manufacturing District/vacant
South: Industrial Heavy Manufacturing and Interim Use Districts/vacant parcels
East: Industrial light Manufacturing District/vacant and storage
West: Special commercial District/Dolphin Mall

The purpose of the C-2, Special Business District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas.

Uses permitted:

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any C-2 District except for one (1) or more of the following uses:

- (1) All uses permitted in the C-1 District except that residential uses are subject to approval at a public hearing.
- (2) Automobile parking lots and garages as a primary use. Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to a residential zoning district or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article.

- (3) Commuter colleges and universities.
- (4) Hospitals (other than animal hospitals), subject to the following conditions:
 - (a) That such uses shall be on sites of at least ten (10) net acres;
 - (b) That the facility shall have capacity for a minimum of one hundred (100) beds.
 - (c) The certificate of use for the hospital shall be annually renewed.
 - (d) That the hospital operates a 24 hour emergency room.
 - (e) That such uses shall be located within sites having frontage on a major access road, including major roadways (three(3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.
- (5) Hotel and motel uses, subject to the following provisions:
 - (a) Minimum lot width shall be 100 feet and minimum lot area shall be 10,000 square feet.
 - (b) Total lot coverage for all buildings shall not exceed 40% of the total lot area.
 - (c) Minimum setbacks:
 - * Front: 25 feet for structures not exceeding 35 feet in height; for structures over 35 feet in height the setback shall be increased by 40% of the additional height; provided, however, that the required front setback shall not exceed 50 feet.
 - * Rear: 25 feet for structures not exceeding 35 feet in height; for structures over 35 feet in height the setback shall be increased by 40% of the additional height.
 - * Interior side and side street: Determined by a 63 degree line projected from the interior side property line(s) or side street property line(s) upward towards the center of the site; provided, however, that no structure shall be permitted to be closer than 25 feet to the interior property line(s) or side street property line(s).
 - * Between buildings: 20 feet.
 - (d) Maximum floor area ratio: The floor area ratio shall not exceed the following; provided, however, that covered structure parking shall not count as part of the floor area, but shall be counted in computing building height:

Height of Buildings	Floor Area Ratio
1 story	0.40
2 story	0.60
3 story	0.80
4 story	1.00
5 story	1.20
6 story	1.40
7 story	1.60
8 story	1.80
9 story or over	2.00

- (e) Maximum units. Hotels and motels shall not exceed a density of 75 units per net acre.
- (f) Subdivision. Subdivision of hotels and motels must adhere to the requirements of Section 33-222.1.1 of the Miami-Dade County Code.

(g) Open space. Minimum of 40% of total lot area. Said open space shall be unencumbered with any structure or off-street parking.

(h) Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

(6) Liquor package stores. (7) Major department stores.

(8) Movie and television studios with indoor sound stages/studios.

(9) Movie and television studios with outdoor lots/backlots after public hearing.

(10) Night clubs located no closer than five hundred (500) feet of any residentially-zoned parcel, if approved at public hearing.

(11) Office parks. (12) Pubs and bars.

(13) Regional shopping centers.

(14) Vehicle retail showroom provided that:

(1) No on-site vehicle storage/stock beyond the showroom is allowed; and

(2) No more than six (6) vehicles on site to be used for test drives purposes; and

(3) No test drive shall be conducted on residential local streets (fifty-foot wide right-of-way) and

(4) Warehouse, membership

C. Prohibited uses.

Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets or from open stands or vacant lots shall be prohibited. Such business on private or public property shall be conducted only from within approved permanent substantial buildings.

D. Enclosed uses.

All uses shall be conducted within completely enclosed buildings, unless otherwise specifically provided herein. All materials and products shall be stored within the building or within an area completely enclosed with walls which have a life expectancy of twenty (20) years or more from the date of installation of said walls. Storage shall not be made above the height of the walls.

E. Landscaped open space.

Minimum landscaped open space at one (1) story shall be fourteen percent (14%). The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building (s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees, and shrubbery.

Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees, and/or shrubbery, water areas therein, and areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required

landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

F. Business property adjacent to residential districts.

Where a business lot abuts a residentially-zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts. Where a dedicated alley separates the two (2) districts, the five-foot decorative masonry wall shall be erected along the business lots adjacent to the alley, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose. Where the business property is a through lot, and the rear of the business lot lies across the street right-of-way from a residentially-zoned property, said wall shall be located on the business lot ten (10) feet in from the official right-of-way line at the rear of the lot, and the ten-foot strip shall be substantially landscaped. The Director shall determine which part of the lot is the rear property line. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street. Where the common property line between the two (2) districts is an interior side property line, the required wall shall extend only to a point fifteen (15) feet from the official front property line.

Staff Recommendation

a) **Small Scale Amendment:** The predominant land use trend in this area of the City is commercial and/or light industrial. The re-designation of this parcel will be consistent with the commercial land use pattern to the west side of 111/112th Avenue.

Level-of-service (LOS) standards adopted in the City's Comprehensive Plan for roads, water, sewer, drainage, solid waste and parks should not be adversely impacted by this land use amendment. In addition, the applicant will also have to meet the City's Comprehensive Plan LOS standards as well as all concurrency requirements at the time of site plan approval. The land use change to 'Commercial' is consistent with the goals, objectives and policies in the Sweetwater Comprehensive Plan.

All future development of these parcels will not have an adverse impact on public facilities and will be consistent with the surrounding neighborhood's character and development trends.

Therefore, staff recommends approval of the requested Small Scale Amendment.

b) **Rezoning:** Once the Small Scale amendment is approved, the proposed rezoning will be consistent with the development trends of the area.

Upon approval of the requested Small Scale Amendment, staff recommends approval of the request rezoning.

Online Land Surveyors, Inc.

15271 N.W. 60th Avenue
Suite 208
Miami Lakes, Florida 33014

September 29, 2015

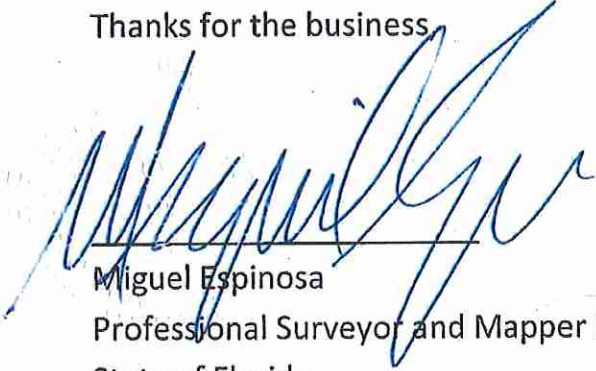
Katherine Duenas
D-Essentials, Inc.
1909 Tyler Street, Suite 502
Hollywood, Florida 33020

Re: Vacant Lot – Folio No.: 25-3031-017-0020
Subject Property

Katherine:

This letter is to certify that all the properties located within 300 feet of the subject property are listed in the attached Exhibit "A".

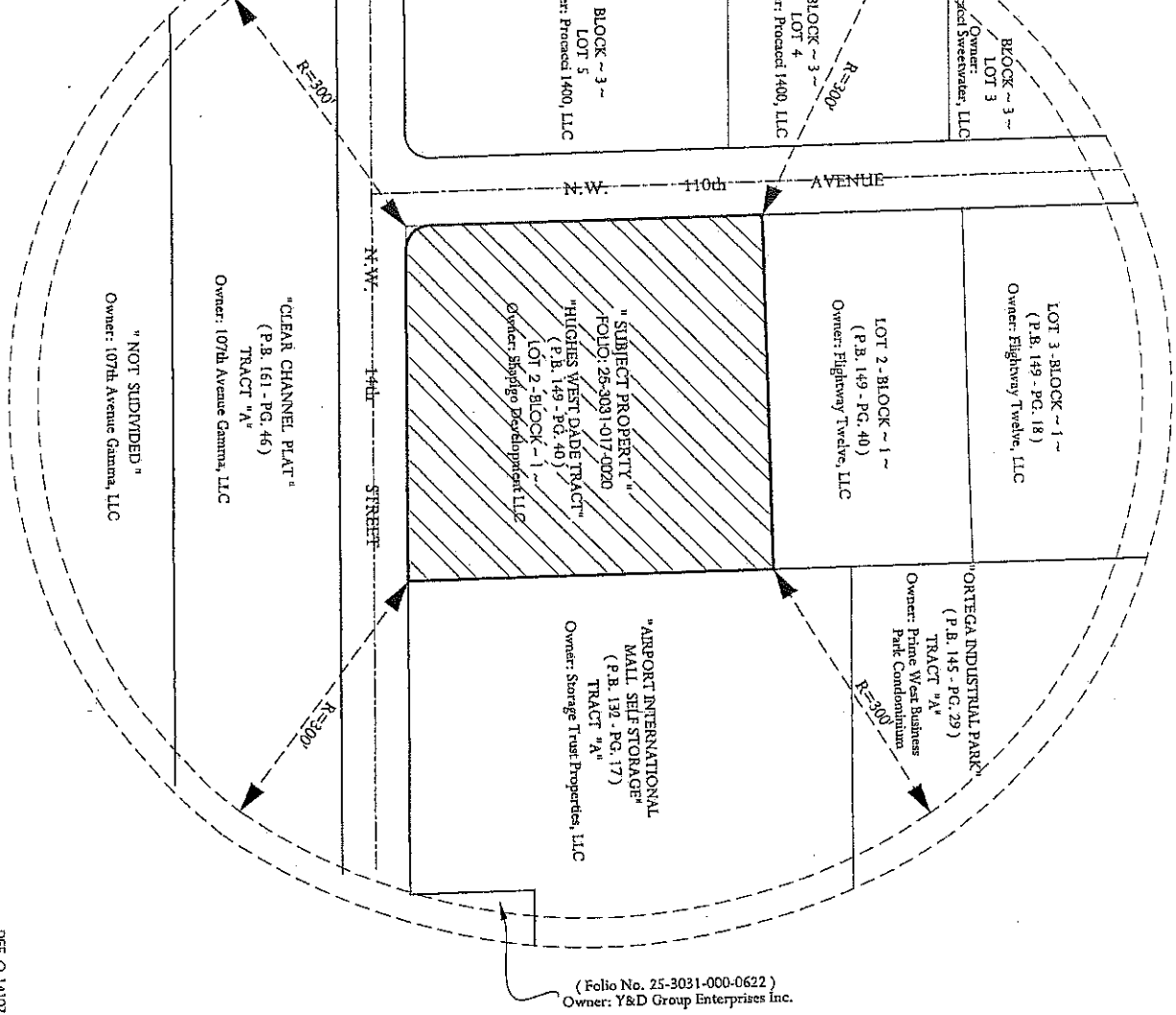
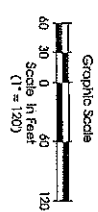
Thanks for the business.



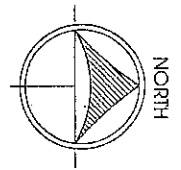
Miguel Espinosa

Professional Surveyor and Mapper No. 5101
State of Florida

SCANNED



(Folio No. 25-3031-000-0622)
Owner: Y&D Group Enterprises Inc.



RADIAL MAP

SCALE: 1" = 120'

LEGAL DESCRIPTION

Folio No.: 25-3031-017-0020
Lot 2, Block 1, "HUGHES WEST DADE, TR", according to the plat thereof, as recorded in Plat Book 149 of Page 40, of the Public Records of Miami-Dade County, Florida.

Place of Business Address: XXXX N.W. 14th Street, MIAMI, FLORIDA 33174 (VACANT LOT)

FOR THE BENEFIT OF: SHAPIGO DEVELOPMENT, LLC.

NOTE:
The purpose of this Radial Map is to show all properties located within 300 feet of subject property.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY AND THE ATTACHED "RADIAL MAP" REPRESENT THE FIELD WORK, COMPUTATIONS AND EXAMINATION OF THE AREA COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE 300 FEET REQUIRED DISTANCE HAS BEEN MEASURED AND COMPUTED BY FOLLOWING STRAIGHT LINE FROM THE NEAREST POINT OF THE SUBJECT PROPERTY STRUCTURE LOCATED IN SITE.

SIGNED: *[Signature]* FOR THE FIRM, MICHEL ESPINOSA, P.S.M., S.T.S., STATE OF FLORIDA. NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AND AUTHENTICATED (ELECTRONIC SEAL AND IF THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL DASED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ONLINE LAND SURVEYORS, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
13271 NW 60TH AVENUE, #208, MIAMI LAKES, FLORIDA 33014
PHONE: (305) 910-0123 FAX: (305) 335-9735-0999

Original Date:	09/17/2015	Revision Date:	09/18/2015	Scale:	1" = 120'	Drawn by:	R.U.	Job No.	C-11792
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L.B. No. 7904

EXHIBIT "A"

GENESIS PROPERTIES LLC

1550 NW 108 AVE
MIAMI, FL 33172

HTX PROPERTIES LLC

13560 SW 109 CT
MIAMI, FL 33176

CHEUNGS DEV CORP

1574 NW 108 AVE
MIAMI, FL 33172-2052

POLI DEVELOPMENT LLC

1574 NW 108 AVE
MIAMI, FL 33172

JOSE A ORTEGA TR
300 ARVIDA PARKWAY
CORAL GABLES, FL 33156-2317

JOSE A ORTEGA TR
300 ARVIDA PARKWAY
CORAL GABLES, FL 33156-2317

ATLANTIC FLORIDA USA INC
4080 PINE RIDGE LN
WESTON, FL 33331

RIZQ GROUP FLORIDA INC
1630 NW 108 AVE
SWEETWATER, FL 33172

DMF AMERICA LLC
1638 NW 108 AVE
MIAMI, FL 33172-2007

Z 4 INC
1646 NW 108 AVE
MIAMI, FL 33172-2007

AMHA L L C
1654 NW 108 AVE
MIAMI, FL 33172-2007

NARVIER INVESTMENT LLC

1662 NW 108 AVE
DORAL, FL 33172

FLIGHTWAY TWELVE LLC
890 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

PROCACCI SWEETWATER LLC
95 S FEDERAL HIGHWAY STE 100
BOCA RATON, FL 33132

PROCACCI 1400 LLC
95 SOUTH FEDERAL HIGHWAY #100
BOCA RATON, FL 33432

107TH AVENUE GAMMA LLC
1717 COLLINS AVE
MIAMI BEACH, FL 33139

Y & D GROUP ENTERPRISES INC
10811 NW 14 ST
MIAMI, FL 33172-2000

STORAGE TRUST PROPERTIES LP

DEPT #28079 PO BOX 25025
GLENDALE, CA 91201-5025

*May 11/15
From #5101 Florida
State of
9/29/2015*

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ORDINANCE NO. _____

AN ORDINANCE OF THE SWEETWATER CITY COMMISSION REZONING THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-017-0020, FROM FROM I-2 (INDUSTRIAL HEAVY MANUFACTURING) TO C-2 (SPECIAL COMMERCIAL); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the owner of that certain property identified under folio number 25-3031-017-0020, legally described as

Lot 2, Block 1, of Hughes West Tract, according to the Plat thereof, recorded in Plat Book 149, Page 40, of the Public Records of Miami-Dade County, Florida

has applied for a change in zoning from I-2 (Industrial Heavy Manufacturing) to C-2 (Special Commercial); and,

WHEREAS, said application has been considered and approved by the Planning & Zoning Board prior to first reading of this ordinance, pursuant to the Land Development Code; and,

WHEREAS, said application has been considered and approved by the Local Planning Agency prior to second reading of this ordinance; and,

WHEREAS, The relationship of the proposed rezoning comports with the purposes and objectives of the City's Comprehensive Master Plan and generally comports with the purpose of the Land Development Code; and,

WHEREAS, the proposed change will not be contrary to the established land use pattern; and,

WHEREAS, the proposed change will not create an isolated district unrelated to adjacent and nearby districts.

WHEREAS, the proposed change will not alter the population density pattern and thereby will not have an adverse impact upon public facilities such as schools, utilities and streets; and,

WHEREAS, changed or changing conditions make the passage of the proposed amendment necessary; and,

WHEREAS, substantial reasons exist why the property cannot be used in accordance with existing zoning.

WHEREAS, the proposed change is not out of scale with the needs of the neighborhood; and,

WHEREAS, the City Commission has found that the applicant has met all requirements for rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA:

Article 1. The following is enacted as an ordinance of the City of Sweetwater:

1. The foregoing preamble is incorporated herein by reference as if set forth in full.
2. The above-described real property bearing folio number 25-3031-017-0020 is hereby rezoned from I-2 (Industrial Heavy Manufacturing) to C-2 (Special Commercial).

Article 2. All ordinances or portions of the Code of Ordinances of the City of Sweetwater in conflict with the provisions of this ordinance shall be repealed upon the effective date hereof.

Article 3. It is the intention of the Mayor and the City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention codifiers may change the words "ordinance" or "section" to other appropriate words.

Article 4. If any portion of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of the ordinance.

Article 5. This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED and ADOPTED this ____ day of _____, 2016.

ORLANDO LOPEZ, Mayor

JOSE M. DIAZ, Commission President and
Vice Mayor

ATTEST:

MARIE O. SCHMIDT, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



GUILLERMO CUADRA, CITY ATTORNEY

VOTE UPON ADOPTION:

JOSE M. DIAZ, COMMISSION PRESIDENT
JOSE W. BERGOUIGNAN, JR., COMMISSION VICE PRESIDENT
PRISCA BARRETO, COMMISSIONER
MANUEL DUASSO, COMMISSIONER
IDANIA LLANIO, COMMISSIONER
ISOLINA MAROÑO, COMMISSIONER
EDUARDO M. SUAREZ, COMMISSIONER



**CITY OF SWEETWATER
COMMISSION MEETING
NOTICE OF PUBLIC HEARING**

*all notices went out by mail:
notice was posted on property
04/18/16 by:
Advertised on neighbors
on 04-21-16*

ZONING HEARING: 2016-04-03

**I. APPLICANT: SHAPIGO DEVELOPMENT
SPR2015-0000007**

REQUESTS:

- (1) RE-ZONING OF SUBJECT PROPERTY FROM I-2 (INDUSTRIAL HEAVY
MANUFACTURING) to C-2 (SPECIAL COMMERCIAL)**

SUBJECT PROPERTY: FOLIO #25-3031-017-0020

LOCATION: 1401 NW 110 AVENUE, SWEETWATER, FL 33172

PRESENT ZONING: I-2 (INDUSTRIAL HEAVY MANUFACTURING)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

**A PUBLIC HEARING WILL BE HELD IN SWEETWATER CITY HALL COMMISSION CHAMBERS,
500 S.W.109 AVENUE, SWEETWATER, FLORIDA, ON MONDAY, MAY 2, 2016 AT 8:00 P.M.**

**OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED
IN WRITING PRIOR TO THE HEARING DATE. IF FURTHER INFORMATION IS DESIRED,
CALL 305-221-0411.**

**IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING
BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH
PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY
NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD
INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC.
286.0105, FLORIDA STATUTES).**

**PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS
MEETING SHOULD CONTACT DEPUTY CITY CLERK CARMEN J. GARCIA AT 305-221-0411 BY NOON
THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICANS
WITH DISABILITIES ACT).**

City Of Sweetwater

SPR # 2015-0000008



Date: 4/28/15

Zoning Change Request
From: I2 To: C2

Application For: Zoning District Boundary Change

Application Fee:

- (III) (A) 1. Parcel $\frac{1}{4}$ acre or less: \$ 2,950.00 +
Public Notice & hearing Fee \$1,375 (\$2750 if violation)
(Single family lots are exempt from Public Notice & Hearing fee)
2. Parcel greater than $\frac{1}{4}$ acre: \$9,810 + \$300 per acre + \$2,200 (\$4,400 if violation)

Property Folio: 25-3031-017-0020
Address: 1401 NW 110 AVE

Legal Description of Property:

Lot 2, Block 1, of HUGHES WEST DADE TRACT, according to
the plat thereof, recorded in plat book 149, Page 40, of
the public records of Miami Dade County, Florida

A handwritten signature in blue ink, appearing to read "Philippe Cohen".

PHILIPPE COHEN
(Signature of Owner)

PHILIPPE COHEN
(Print or Type Name of Owner)

1409 TYLER ST, SUITE 502, HOLLYWOOD, FL, 33020
(Mailing Address)
Phone: 954 243 6896, 954 448 2245

Additional Application Submittal Requirements:

☒ Survey (1 Year old or Less)

☒ Letter of intended use of the property
(Reasons)

☒ Proof of Ownership

☒ Application Fee

☒ Owner's Letter of Representation

Receipt No. _____

Date: ____/____/____

**NOTE: FILING FEE IS NOT REFUNDABLE, WETHER THIS REQUEST IF
GRANTED OR DENIED.**

*The hearing will be conducted in the English language. It is the responsibility
of the applicant to bring an interpreter if he or she does not speak English.*

Individual

City Of Sweetwater Ownership Affidavit

State of Florida

County of Dade

I, Philippe Cohen, being duly sworn, depose and say that I
am the legal owner of record of the property which is the subject matter of the proposed hearing.

THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW FOR PERJURY AND TO
POSSIBLE VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.

X

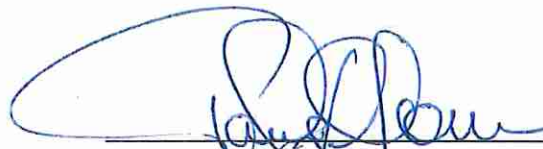


PHILIPPE COHEN

(Print Name)

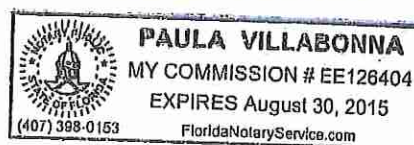
The foregoing Instrument was acknowledged before me this 10 day of
APRIL, 2015 by PHILIPPE COHEN

Who is personally known to me or who has produced DRIVER LICENSE
As identification and who did take an oath.


NOTARY PUBLIC

My commission expires:

Print Name: PAULA VILLABONNA



Limited Partnership

City Of Sweetwater
Consent from Permitting Tenant to File for a Hearing

State of Florida

County of Dade

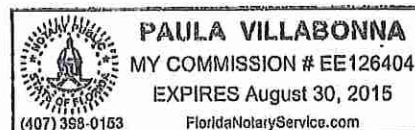
I, PHILIPPE COHEN as General Partner of
SHAPIRO DEVELOPMENT (name of Limited Partnership), being first
duly sworn, depose and say that the aforesaid Limited partnership is the owner of the
property which is the subject matter of the proposed hearing and do hereby consent to
and authorize, _____ as lessee, to file this application
for a public hearing.

SHAPIRO DEVELOPMENT
Name of Limited Partnership
By: [Signature]
Philippe Cohen
General Partner

The foregoing instrument was acknowledge before me this 10 day of
APRIL, 20 15 by PHILIPPE COHEN as
General Partner of SHAPIRO DEVELOPMENT, who is personally known to me or
who did take an oath.

[Signature]
NOTARY PUBLIC
Print Name: PAULA VILLABONNA

Commission Expires:



General Partnership

City Of Sweetwater Ownership Affidavit

State of Florida

County of Dade

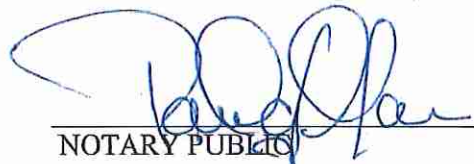
I, PHILIPPE COHEN, being duly sworn, depose and say that I am the
General Partner of SHAPIRO DEVELOPMENT (Name of General Partnership),
the partnership owns the property which is the subject matter of the proposed hearing.

THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW FOR PERJURY AND TO
POSSIBLE VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.

SHAPIRO DEVELOPMENT
(Name of General Partnership)

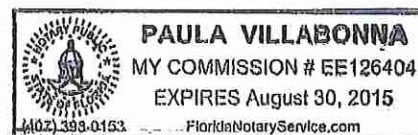
By: 
Philippe Cohen, General Partner

The foregoing instrument was acknowledge before me this 10 day of APRIL,
2015 by PHILIPPE COHEN as personally known to me or who has produced
DRIVER LICENSE as identification and who did take an oath.


NOTARY PUBLIC

Print Name: PAULA VILLABONNA

My Commission Expires:



Corporation

City Of Sweetwater Ownership Affidavit

State of Florida

>

County of Dade

I, Philippe Cohen, being duly sworn, depose and say that I am the
LEGAL REPRESENTATIVE (office held) of SHAPIRO DEVELOPMENT (name of corp.),
and I have affixed the official corporate seal hereto, and to represent that the above-named
corporation is the legal owner of record of the property which is the subject of the proposed
public hearing.

THIS AFFIDAVIT IS SUBJECT TO PENALTIES OF LAW FOR PERJURY AND TO
POSSIBLE VOIDING OF ANY ZONING ACTION GRANTED AT A PUBLIC HEARING.

SHAPIRO DEVELOPMENT
(Name of Corporation)

By: [Signature]

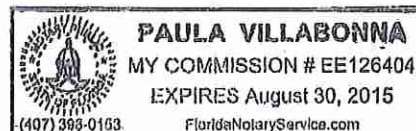
[Corporate Seal]

The foregoing instrument was acknowledge before me this 10 day of APRIL,
20 15 by PHILIPPE COHEN as LEGAL REPRESENTATIVE of SHAPIRO DEVELOPMENT
who is personally known to me or who has produced DRIVER LICENSE as identification
and who did take an oath.

[Signature]
NOTARY PUBLIC

Print Name: PAULA VILLABONNA

My Commission Expires:



9.06.00. - Rezoning.

9.06.01. Generally.

A.

Granted by city commission. The city commission may approve a change in the zoning district boundaries in accordance with the provisions herein set forth.

9.06.02. Limitation on granting rezoning.

A.

Public hearing. The city commission shall schedule a public hearing upon receipt of an application for a rezoning to be held concurrently with second reading of comprehensive master plan amendment. Public notice of such hearing before the city commission shall be given in accordance with the Code of Ordinances of the City of Sweetwater. Upon conclusion of such public hearing, the city commission may consider the said application and, if is [it] chooses to grant same, it shall do so by resolution of five-sevenths of its members.

B.

Review standards. Decisions or recommendations relating to any change in zoning districts boundaries shall address, but not be limited to, the effect of the proposed rezoning as it relates to the following:

1.

The relationship of the proposed rezoning to the purposes and objectives of the city's comprehensive master plan, with appropriate consideration as to whether or not the proposed changes will further the purpose of this code, regulations and action designed to implement said plan.

2.

The proposed change would or would not be contrary to the established land use pattern.

3.

The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.

4.

The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.

5.

Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for rezoning.

6.

Changed or changing conditions make the passage of the proposed amendment necessary.

7.

Substantial reasons exist why the property cannot be used in accordance with existing zoning.

8.

Whether or not the change is out of scale with the needs of the neighborhood.

9.06.03. Rezoning applications. An application for a rezoning shall include the following information:

1.

Address, location and legal description of the subject property.

2.

Existing and proposed zoning of the property.

3.

A statement of the applicant's interest in the property to be rezoned, including a certificate of a duly licensed attorney, showing that the applicant is the present title holder of record. (Warranty deeds, title insurance documents, tax receipts and the like shall not be acceptable proof of ownership.)

a.

If in joint and several ownership, a written consent to the rezoning petition, by the owners of record;

b.

If a contract to purchase, statement of all parties to the contract and written consent of the seller/owner;

c.

If an authorized agent, a copy of the agency agreement or written consent of the owner;

d.

If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said representative has been delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is, in fact, an officer of the corporation;

e.

If city initiated, the application may be signed by the mayor and shall be exempt from the requirements of paragraph (3), (4) and (5) herein.

4.

A certified survey, prepared within one year from the date of application, which shall include:

a.

An accurate legal description of the property to be rezoned; and

b.

A computation of the total area of the property by square feet and to the nearest tenth of an acre.

5.

A statement of the reasons or justification for the requested rezoning, and how the request adheres to the review standards set forth in this article.

6.

Property owner's notice list. A complete list of all property owners, mailing addresses and legal description for all property within 300 feet of the subject parcel as recorded in the latest official tax rolls in the county courthouse. Such list shall be accompanied by an affidavit stating that to the best of the petitioner's knowledge said list is completed and accurate.

7.

Comprehensive master plan amendment adopted on first reading.

SHAPPIGO DEVELOPMENT LLC

10825 NW 33 STREET, MIAMI, FL, 33172

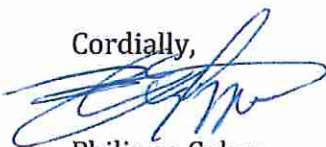
April 28, 2015

City of Sweetwater
Planning department

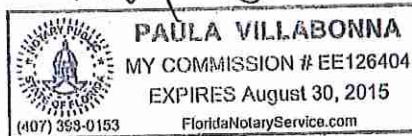
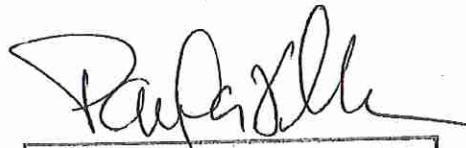
To Whom It May Concern:

The purpose of this letter is to inform you that Maria F. Rodriguez acting on my behalf, will be authorized to represent me in the process of the zoning District Boundary change and Comprehensive plan amendment.

Cordially,



Philippe Cohen
Shapigo Developmen LLC



SHAPPIGO DEVELOPMENT LLC

10825 NW 33 STREET, MIAMI, FL, 33172

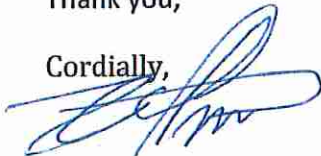
April 28, 2015

Letter of Intent

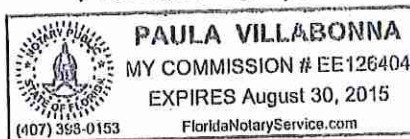
This letter is to advise our intention to submit application for Zoning District Boundary Change from I2 to C2 and Comprehensive Plan Amendment from office and light industrial to commercial, property folio 25-3031-017-0020. To follow after is the construction of a 6 story hotel and a retail area. The contact person is Maria F. Rodriguez. She can be reached via telephone # 954-394-1729 or email mariarodriguez432@hotmail.com.

Thank you,

Cordially,



Philippe Cohen
Shapigo Developmen LLC





MEMORANDUM

TO: Planning & Zoning Board

FROM: Sergio Purriños LCAM MURP

SUBJECT: Small Scale Land Use Amendment from the Office and Light Industrial land use category to the Commercial designation; and rezoning from I-2 Industrial Heavy Manufacturing to C-2 Special Commercial District.

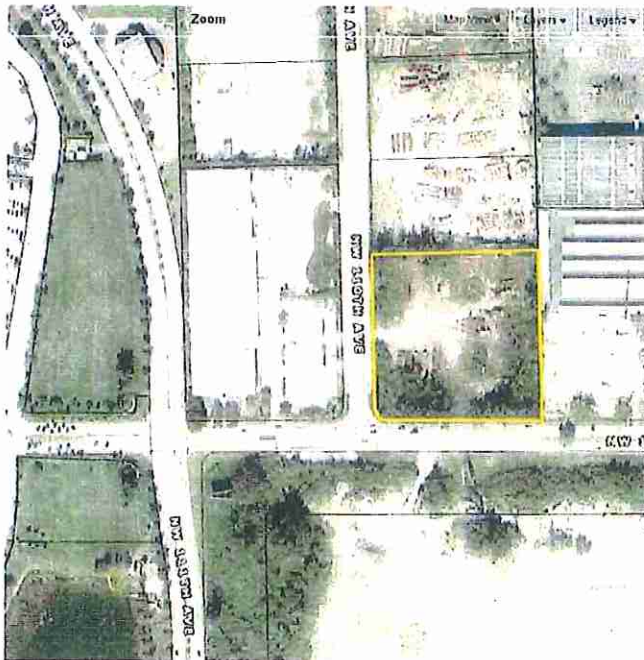
DATE: June 23, 2015

Applicant: Shapigo Development, LLC

Request: The petitioner is request:

- a) Small Scale Land Use Amendment from the Office and Light Industrial land use designation to the Commercial designation; and
- b) Rezoning from I-2 Industrial Heavy Manufacturing to C-2 Special Commercial District.

Location: Northeast corner of NW 110th Avenue and NW 14th Street, as shown in the areal picture below.



Folio No. 25-3031-017-0020

Size: Approximately 3.20 acres.

Small Scale Amendment

The applicant is requesting a land use designation change from Office and Light Industrial use to Commercial use for the subject parcel, which is 3.20 acres.

The property in question is currently vacant. There are no outstanding code violations involving any of these parcels at this time. The subject parcels are surrounded by the following Future Land Use designations:

North: Office and Light Industrial Use

Handwritten notes:
Total area of the site is 3.20 acres.
2015-06-23

South: Commercial Use
East: Office and Light Industrial Use
West: Commercial Use (Dolphin mall)

Land uses allowed in the 'Commercial' land use category include:

- 1.) Full range of sales and service activities;
- 2.) Retail and wholesale uses;
- 3.) Personal and professional services;
- 4.) Commercial and professional offices;
- 5.) Hotels and motels;
- 6.) Hospitals, nursing homes and medical buildings; E
- 7.) Entertainment and cultural facilities;
- 8.) Amusement and commercial recreation establishments;
- 9.) Telecommunication facilities; and
- 10.) Government and educational buildings.

Since the application site is less than 10 acres in size, it is treated as a "small scale land use amendment" under Chapter 163, Florida Statutes; and therefore, is not subject to State review.

Rezoning

The applicant is also requesting a rezoning from I-2 Industrial Heavy Manufacturing to C-2 Special Commercial District. This parcel is surrounded by the following zoning classifications and uses:

North: Industrial Heavy Manufacturing District/vacant
South: Industrial Heavy Manufacturing and Interim Use Districts/vacant parcels
East: Industrial light Manufacturing District/vacant and storage
West: Special commercial District/Dolphin Mall

The purpose of the C-2, Special Business District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas.

Uses permitted:

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any C-2 District except for one (1) or more of the following uses:

- (1) All uses permitted in the C-1 District except that residential uses are subject to approval at a public hearing.
- (2) Automobile parking lots and garages as a primary use. Automobile parking garages, not over six (6) stories in height, shall be permitted provided they are not located closer than two hundred (200) feet to a residential zoning district or to a hospital, church or building used for public assemblage. Automobile parking garages shall meet all open space, lot coverage and other applicable requirements of this article.

- (3) Commuter colleges and universities.
- (4) Hospitals (other than animal hospitals), subject to the following conditions:
 - (a) That such uses shall be on sites of at least ten (10) net acres;
 - (b) That the facility shall have capacity for a minimum of one hundred (100) beds.
 - (c) The certificate of use for the hospital shall be annually renewed.
 - (d) That the hospital operates a 24 hour emergency room.
 - (e) That such uses shall be located within sites having frontage on a major access road, including major roadways (three(3) or more lanes), section or half section line roads and/or frontage roadways serving limited access highways and expressways.
- (5) Hotel and motel uses, subject to the following provisions:
 - (a) Minimum lot width shall be 100 feet and minimum lot area shall be 10,000 square feet.
 - (b) Total lot coverage for all buildings shall not exceed 40% of the total lot area.
 - (c) Minimum setbacks:
 - * Front: 25 feet for structures not exceeding 35 feet in height; for structures over 35 feet in height the setback shall be increased by 40% of the additional height; provided, however, that the required front setback shall not exceed 50 feet.
 - * Rear: 25 feet for structures not exceeding 35 feet in height; for structures over 35 feet in height the setback shall be increased by 40% of the additional height.
 - * Interior side and side street: Determined by a 63 degree line projected from the interior side property line(s) or side street property line(s) upward towards the center of the site; provided, however, that no structure shall be permitted to be closer than 25 feet to the interior property line(s) or side street property line(s).
 - * Between buildings: 20 feet.
 - (d) Maximum floor area ratio: The floor area ratio shall not exceed the following; provided, however, that covered structure parking shall not count as part of the floor area, but shall be counted in computing building height:

Height of Buildings	Floor Area Ratio
1 story	0.40
2 story	0.60
3 story	0.80
4 story	1.00
5 story	1.20
6 story	1.40
7 story	1.60
8 story	1.80
9 story or over	2.00

- (e) Maximum units. Hotels and motels shall not exceed a density of 75 units per net acre.
- (f) Subdivision. Subdivision of hotels and motels must adhere to the requirements of Section 33-222.1.1 of the Miami-Dade County Code.

(g) Open space. Minimum of 40% of total lot area. Said open space shall be unencumbered with any structure or off-street parking.

(h) Landscaping. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

(6) Liquor package stores. (7) Major department stores.

(8) Movie and television studios with indoor sound stages/studios.

(9) Movie and television studios with outdoor lots/backlots after public hearing.

(10) Night clubs located no closer than five hundred (500) feet of any residentially-zoned parcel, if approved at public hearing.

(11) Office parks. (12) Pubs and bars.

(13) Regional shopping centers.

(14) Vehicle retail showroom provided that:

(1) No on-site vehicle storage/stock beyond the showroom is allowed; and

(2) No more than six (6) vehicles on site to be used for test drives purposes; and

(3) No test drive shall be conducted on residential local streets (fifty-foot wide right-of-way) and

(4) Warehouse, membership

C. Prohibited uses.

Sale of fruit or merchandise from trucks, wagons or other vehicles parked on or along public or private streets or from open stands or vacant lots shall be prohibited. Such business on private or public property shall be conducted only from within approved permanent substantial buildings.

D. Enclosed uses.

All uses shall be conducted within completely enclosed buildings, unless otherwise specifically provided herein. All materials and products shall be stored within the building or within an area completely enclosed with walls which have a life expectancy of twenty (20) years or more from the date of installation of said walls. Storage shall not be made above the height of the walls.

E. Landscaped open space.

Minimum landscaped open space at one (1) story shall be fourteen percent (14%). The minimum landscaped open space shall be increased by one (1) percent for each additional story or part thereof, up to eight (8) stories, thereafter the landscaped open space shall increase by two (2) percent for each additional story or part thereof. For the purpose of computing the amount of required landscaped space where the building height varies, the number of stories shall be equal to the sum of the products of the number of stories of each part of the building (s) of a different height times its floor area divided by the sum of the floor area of all parts of the building(s). Said open space shall be extensively landscaped with grass, trees, and shrubbery.

Water areas may be used as part of the required landscaped open space provided such water areas do not exceed twenty (20) percent of the required landscaped open space. The specific areas within enclosed or nonenclosed malls which are landscaped with grass, trees, and/or shrubbery, water areas therein, and areas therein, and areas therein with permanent art display may be used as part of the required landscaped open space provided such areas do not exceed ten (10) percent of the required

landscaped open space. Landscaping and trees shall be provided in accordance with Chapter 18A of the Miami-Dade County Code.

F. Business property adjacent to residential districts.

Where a business lot abuts a residentially-zoned property, a decorative masonry wall at least five (5) feet in height shall be erected on the business lots along the common property line separating the two (2) districts. Where a dedicated alley separates the two (2) districts, the five-foot decorative masonry wall shall be erected along the business lots adjacent to the alley, permitting only openings for egress and ingress purposes with the smallest width possible for this purpose. Where the business property is a through lot, and the rear of the business lot lies across the street right-of-way from a residentially-zoned property, said wall shall be located on the business lot ten (10) feet in from the official right-of-way line at the rear of the lot, and the ten-foot strip shall be substantially landscaped. The Director shall determine which part of the lot is the rear property line. No wall will be required along the front property line of the business lot where the same is separated from a residential zone by a street. Where the common property line between the two (2) districts is an interior side property line, the required wall shall extend only to a point fifteen (15) feet from the official front property line.

Staff Recommendation

a) Small Scale Amendment: The predominant land use trend in this area of the City is commercial and/or light industrial. The re-designation of this parcel will be consistent with the commercial land use pattern to the west side of 111/112th Avenue.

Level-of-service (LOS) standards adopted in the City's Comprehensive Plan for roads, water, sewer, drainage, solid waste and parks should not be adversely impacted by this land use amendment. In addition, the applicant will also have to meet the City's Comprehensive Plan LOS standards as well as all concurrency requirements at the time of site plan approval. The land use change to 'Commercial' is consistent with the goals, objectives and policies in the Sweetwater Comprehensive Plan.

All future development of these parcels will not have an adverse impact on public facilities and will be consistent with the surrounding neighborhood's character and development trends.

Therefore, staff recommends approval of the requested Small Scale Amendment.

b) Rezoning: Once the Small Scale amendment is approved, the proposed rezoning will be consistent with the development trends of the area.

Upon approval of the requested Small Scale Amendment, staff recommends approval of the request rezoning.

Online Land Surveyors, Inc.

15271 N.W. 60th Avenue
Suite 208
Miami Lakes, Florida 33014

September 29, 2015

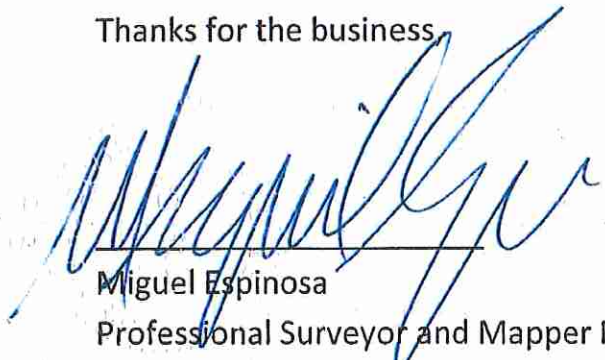
Katherine Duenas
D-Essentials, Inc.
1909 Tyler Street, Suite 502
Hollywood, Florida 33020

Re: Vacant Lot – Folio No.: 25-3031-017-0020
Subject Property

Katherine:

This letter is to certify that all the properties located within 300 feet of the subject property are listed in the attached Exhibit "A".

Thanks for the business.



Miguel Espinosa
Professional Surveyor and Mapper No. 5101
State of Florida

Scanned

EXHIBIT "A"

GENESIS PROPERTIES LLC

1550 NW 108 AVE
MIAMI, FL 33172

HTX PROPERTIES LLC

13560 SW 109 CT
MIAMI, FL 33176

CHEUNGS DEV CORP

1574 NW 108 AVE
MIAMI, FL 33172-2052

POLI DEVELOPMENT LLC

1574 NW 108 AVE
MIAMI, FL 33172

JOSE A ORTEGA TR
300 ARVIDA PARKWAY
CORAL GABLES, FL 33156-2317

JOSE A ORTEGA TR
300 ARVIDA PARKWAY
CORAL GABLES, FL 33156-2317

ATLANTIC FLORIDA USA INC
4080 PINE RIDGE LN
WESTON, FL 33331

RIZQ GROUP FLORIDA INC
1630 NW 108 AVE
SWEETWATER, FL 33172

DMF AMERICA LLC
1638 NW 108 AVE
MIAMI, FL 33172-2007

Z 4 INC
1646 NW 108 AVE
MIAMI, FL 33172-2007

AMHA L L C
1654 NW 108 AVE
MIAMI, FL 33172-2007

NARVIER INVESTMENT LLC

1662 NW 108 AVE
DORAL, FL 33172

FLIGHTWAY TWELVE LLC

890 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

PROCACCI SWEETWATER LLC
95 S FEDERAL HIGHWAY STE 100
BOCA RATON, FL 33132

PROCACCI 1400 LLC
95 SOUTH FEDERAL HIGHWAY #100
BOCA RATON, FL 33432

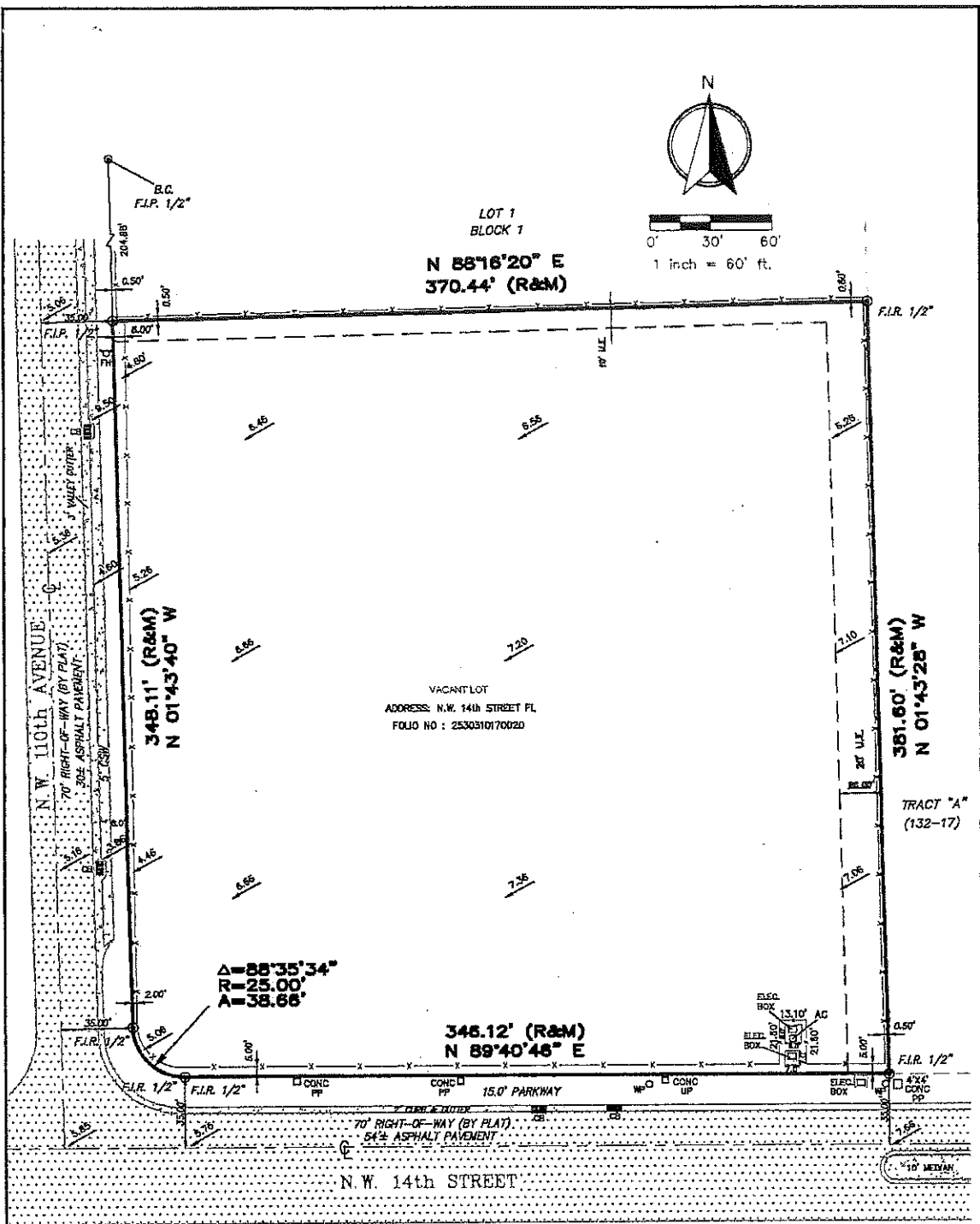
107TH AVENUE GAMMA LLC
1717 COLLINS AVE
MIAMI BEACH, FL 33139

Y & D GROUP ENTERPRISES INC
10811 NW 14 ST
MIAMI, FL 33172-2000

STORAGE TRUST PROPERTIES LP

DEPT #28079 PO BOX 25025
GLENDALE, CA 91201-5025

*Manuel
Am #510 Florida
State of
9/29/2015*



POINTS OF INTEREST:
EASTERLY FENCE IS OVER 20" U.E.

MAP OF BOUNDARY SURVEY

Property Address:

VACANT LAND FOLIO# 25-3031-017-0020
DORAL, FL 33172



OnlineLand
SURVEYORS, INC.

15271 NW 60 AVE, Suite 208
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM PROFESSIONAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 51-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
No. 5101
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

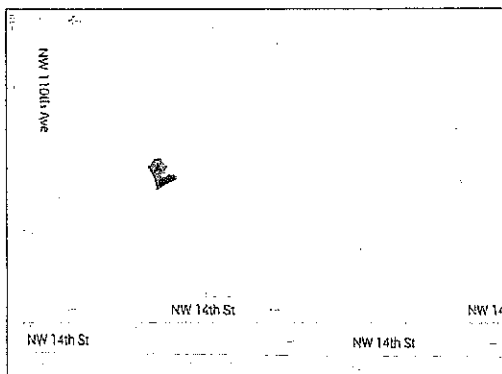
SIGNED

MIGUEL ESPINOSA
STATE OF FLORIDA

FOR THE FIRM

P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

SHAPIGO DEVELOPMENT LLC
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: MIAMI-DADE COUNTY UNIC
120635
Panel Number: 12086C0286L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AH
Base Flood Elevation: 8.0
Date of Survey: 11/18/2014

LEGAL DESCRIPTION: LOT 2, BLOCK 1, OF SUBDIVISION HUGHES WEST DADE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

— PROPERTY LINE	— TREE	L.W.E. LAKE OR LANDSCAPE MAINT. ESMT.	ESMT. EASEMENT
— STRUCTURE	— POWER POLE	R.O.E. ROOF OVERHANG EASEMENT	D.E. DRAINAGE EASEMENT
— CONC. BLOCK WALL	— CATCH BASIN	P.P. POOL PUMP	L.B.E. LANDSCAPE BUFFER ESMT.
— CHAIN-LINK or WIRE FENCE	— COUNTRY UTILITY ESMT.	P.L. PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
— WOOD FENCE	— IMPROV. / EGRESS ESMT.	I.D. IDENTIFICATION	TEL. TELEPHONE FACILITIES
— IRON FENCE	— UTILITY EASEMENT	B.C. BLOCK CORNER	U.P. UTILITY POLE
— EASEMENT	— FOUND IRON PIPE /	B.R. BEARING REFERENCE	E.U.B. ELECTRIC UTILITY BOX
— CENTER LINE	— PN AS NOTED ON PLAT	Δ CENTRAL ANGLE or DELTA	SEP. SEPTIC TANK
— WOOD DECK	— LICENSE # - BUSINESS	R RECORD OR RADIUS	D.F. DRAIN FIELD
— CONCRETE	— LICENSE # - SURVEYOR	RAD. RADIAL	AC AIR CONDITIONER
— ASPHALT	— CALCULATED POINT	N.R. NON RADIAL	CSW CONC. SIDEWALK
— BRICK/TILE	— SET MONUMENT	TYP. TYPICAL	D.W.Y. DRIVEWAY
— WATER	— CONTROL POINT	IR. IRON ROD	SCR. SCREEN
— APPROXIMATE EDGE OF WATER	— CONCRETE MONUMENT	IP. IRON PIPE	GAR. GARAGE
— COVERED AREA	— ELEVATION	NAD. NAIL & DISK	ENCL. ENCLOSURE
	— P.T. POINT OF TANGENCY	PK. NAIL PARKER-KALON NAIL	N.T.S. NOT TO SCALE
	— P.O. POINT OF CURVATURE	D.H. DRILL HOLE	F.F. FINISHED FLOOR
	— P.M. PERMANENT REFERENCE MONUMENT	W. WELL	T.O.B. TOP OF BANK
	— P.C.C. POINT OF COMPOUND CURVATURE	W. FIRE HYDRANT	E.O.W. EDGE OF WATER
	— P.R.C. POINT OF REVERSE CURVATURE	M.H. MAN HOLE	E/P OR E.O.P. EDGE OF PAVEMENT
	— P.O.B. POINT OF BEGINNING	O.H.L. OVERHEAD LINES	C.V.G. CONCRETE VALLEY GUTTER
	— P.O.C. POINT OF COMMENCEMENT	TX TRANSFORMER	B.S.L. BUILDING SETBACK LINE
	— P.C.P. PERMANENT CONTROL POINT	CATV CABLE TV RISER	S.T.L. SURVEY TIE LINE
	— M FIELD MEASURED	W.M. WATER METER	C.L. CENTER LINE
	— P FLATTED MEASUREMENT	P/E POOL EQUIPMENT	R/W RIGHT OF WAY
	— C CALCULATED	CONC. CONCRETE SLAB	R.O.E. PUBLIC UTILITY EASEMENT
			C.M.E. CANAL MAINTENANCE EASEMENT
			A.E. ANCHOR EASEMENT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1928 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.



Florida Land Title Association

Affiliate Member

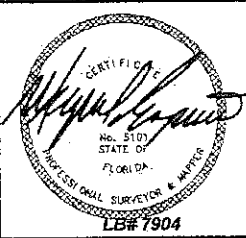
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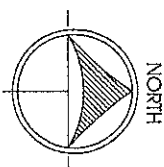
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FIELD WORK:	11/17/2014
DRAWN BY:	C.S.
CHECKED BY:	F.V.G./M.E.
FINAL REVISION:	09/24/2015
COMPLETED:	11/18/2014
SCALE:	1"=60'
SURVEY CODE:	O-14107



15271 NW 60 AVE, Suite 208
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
www.OnlineLandSurveyors.Com



RADIAL MAP

SCALE: 1" = 120'

LEGAL DESCRIPTION

Folio No.: 25-3031-017-0020
Lot 2, Block 1, "HUGHES WEST DADE, TR", according to the plat thereof, as recorded in Plat Book 149 of Page 40, of the Public Records of Miami-Dade County, Florida.

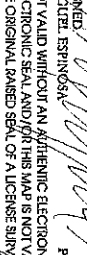
Place of Business Address: XXXX N.W. 14th STREET, MIAMI, FLORIDA 33174
(VACANT LOT)

FOR THE BENEFIT OF: SHAPIRO DEVELOPMENT, LLC.

NOTE:
The purpose of this Radial Map is to show all properties located within 300 feet of subject property.

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY AND THE ATTACHED "RADIAL MAP" REPRESENT THE FIELD WORK, COMPUTATIONS AND EXAMINATION OF THE AREA COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THE 300 FEET REQUIRED DISTANCE HAS BEEN MEASURED AND COMPUTED BY FOLLOWING STRAIGHT LINE FROM THE NEAREST POINT OF THE SUBJECT PROPERTY STRUCTURE LOCATED IN SITE.

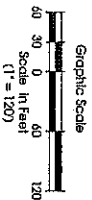
SIGNED: 
FOR THE FIRM
MIGUEL ESPINOSA
P.S.M./N.A. 5101-STATE OF FLORIDA
NOT VALID WITHOUT AN ATTENDING ELECTRONIC SIGNATURE AND AUTHENTICATED /ELECTRONIC SEAL AND FOR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAINED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ONLINE LAND SURVEYORS, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
18271 NW 60TH AVENUE, #208, MIAMI LAKES, FLORIDA 33014
PHONE: (305) 970-0123 FAX: (305) 385-6799

L.B. No. 7904

Original Date:	09/17/2015	Revision Date:	09/19/2016	Scale:	1" = 120'	Drawn by:	R.L.	Job No.	C-11792
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REF: O-14107



City of Sweetwater

**REGULAR PLANNING & ZONING BOARD
MEETING AND PUBLIC HEARING
WEDNESDAY, November 18, 2015 8:00PM**

MINUTES

1. ROLL CALL.

Present: Board Members, Cecilia Holtz-Alonso, Emigdio Prado, Marcia Suros, Rolando Martin, Olga Diaz, and David Stanford; Building Official Carlos Lanza, City Attorney Guillermo Cuadra, Building Clerk Diana Rodriguez, and Deputy Clerk Carmen J. Garcia.

2. PLEDGE OF ALLEGIANCE.

Board Member Cecilia Holtz-Alonso led the Pledge of Alliance.

3. INVOCATION.

Board Member Cecilia Holtz-Alonso

4. SWEAR IN OF BOARD MEMBERS.

New Board Members:

5. SELECTION OF BOARD CHAIRMAN.

Cecilia Holtz-Alonso appointed as Board Chairman by the other Board Members.

6. REPORTS OF OFFICERS, BOARDS AND COMMITTEES.

None

7. PETITIONS-COMMUNICATIONS-REMONSTRANCES.

None

8. PUBLIC HEARING.

**I. APPLICANT: SHAPIRO DEVELOPMENT
SPR2015-0000008**

REQUESTS:

- (1) RE-ZONING OF SUBJECT PROPERTY FROM I-2 (INDUSTRIAL HEAVY MANUFACTURING) to C-2 (SPECIAL COMMERCIAL)**

SUBJECT PROPERTY: FOLIO #25-3031-017-0020

LOCATION: 1401 NW 110 AVENUE, SWEETWATER, FL 33172

PRESENT ZONING: I-2 (INDUSTRIAL HEAVY MANUFACTURING)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

Small comprehensive plan amendments (less than 10 acres). No Sweetwater Residents oppose to the open Public Hearing. Carlos Lanza, Building Director recommends approval of the request. Upon Motion by Board Member Rolando Martin, Second Board Member Olga Diaz and Unanimous 6-0 vote in favor.

ZONING HEARING: 2015-11-003

**II. APPLICANT: DANCAP, LLC
SPR2015-0000014**

REQUESTS:

- (1) NON-USE VARIANCE FROM THE REQUIRED REAR SETBACK (20'-0") PROPOSED (2'-11" OR 2.97')**
- (2) NON-USE VARIANCE FROM THE MINIMUM OPEN SPACE REQUIREMENT (40% - 1,6352 SF) PROPOSED (22.79% - 1,011 SF)**

SUBJECT PROPERTY: FOLIO #25-4005-032-0410

LOCATION: 10209 SW 1 STREET, SWEETWATER, FL 33174

PRESENT ZONING: RTW (TWIN HOME RESIDENTIAL DISTRICT)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

Property wants to go from 1,632 Sf to 1,011 Sf. A violation was found through Re-occupancy. Staff explained that due to the proximity they are going to have with the neighbors, it may create a hazard for them. Also, it may diminish the property value of the neighborhood. Staff recommends it to a certain extent. Upon Motion by Board Member Rolando Martin, Second Board Member Olga Diaz and Unanimous 6-0 vote in favor.

ZONING HEARING: 2015-11-004

**III. APPLICANT: JOANDER G TORRES
SPR2015-0000015**

REQUESTS:

- (1) NON-USE VARIANCE FROM THE MAXIMUM FENCE HEIGHT (4'-0") REQUIRED IN FRONT SETBACK TO PROPOSED FENCE HEIGHT OF (5'-0")**

SUBJECT PROPERTY: FOLIO #25-4005-002-0033

LOCATION: 107 SW 105 PLACE, SWEETWATER, FL 33174

PRESENT ZONING: RS (SINGLE FAMILY RESIDENTIAL DISTRICT)

Height of fence permitted many years ago to be 6 ft. height. Building official recommended the approval of the non-use variance as long as the fence is transparent. Jessica Torres which is the owner of the property assured the board that the fence was going transparent. Upon Motion by Board Member Rolando Martin, Second Board Member Olga Diaz and Unanimous 6-0 vote in favor.

9. GENERAL BUSINESS.

None

10. ADJOURNMENT.

There being no further business before the board, the meeting was declared adjourned at 9:00 P.M.

**Respectfully Created By:
Diana Rodriguez**

Table 1. The mean (SD) age, height, weight, and body mass index (BMI) of the participants in each group

Group	Age (years)	Height (cm)	Weight (kg)	BMI (kg m ⁻²)
Control	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
Low-dose	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
High-dose	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
Low-dose + exercise	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
High-dose + exercise	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)

Control = no treatment; low-dose = 10 mg of metoprolol daily; high-dose = 20 mg of metoprolol daily; low-dose + exercise = 10 mg of metoprolol daily and 150 min of moderate exercise per week; high-dose + exercise = 20 mg of metoprolol daily and 150 min of moderate exercise per week.

Table 2. The mean (SD) age, height, weight, and body mass index (BMI) of the participants in each group

Group	Age (years)	Height (cm)	Weight (kg)	BMI (kg m ⁻²)
Control	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
Low-dose	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
High-dose	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
Low-dose + exercise	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
High-dose + exercise	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)

Control = no treatment; low-dose = 10 mg of metoprolol daily; high-dose = 20 mg of metoprolol daily; low-dose + exercise = 10 mg of metoprolol daily and 150 min of moderate exercise per week; high-dose + exercise = 20 mg of metoprolol daily and 150 min of moderate exercise per week.

Table 3. The mean (SD) age, height, weight, and body mass index (BMI) of the participants in each group

Group	Age (years)	Height (cm)	Weight (kg)	BMI (kg m ⁻²)
Control	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
Low-dose	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
High-dose	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
Low-dose + exercise	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)
High-dose + exercise	12.1 (0.5)	150.5 (6.5)	42.5 (10.5)	18.9 (3.2)

ORDINANCE NO. _____

AN ORDINANCE OF THE SWEETWATER CITY COMMISSION REZONING THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250), FROM RS (SINGLE FAMILY RESIDENTIAL DISTRICT) TO 1-1 (INDUSTRIAL LIGHT MANUFACTURING); PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the owner of that certain property identified under folio number 25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250), legally described as

315340.14 AC Hampton Park PB 48-58 Lot 5 Block 7 Lot size 50 x 140 Or
13944-41 12 88 1 F/A/U 3030310011230

315340.14 AC Hampton Park PB 48-58 Lot 4 Block 7, Lot size 50 x 140
Or 13944-4112 88 1 F/A/U 3030310011230

has applied for a change in zoning from RS (Single Family Residential District) to 1-1 (Industrial Light Manufacturing); and,

WHEREAS, said application has been considered and approved by the Planning & Zoning Board prior to first reading of this ordinance, pursuant to the Land Development Code; and,

WHEREAS, said application has been considered and approved by the Local Planning Agency prior to second reading of this ordinance; and,

WHEREAS, The relationship of the proposed rezoning comports with the purposes and objectives of the City's Comprehensive Master Plan and generally comports with the purpose of the Land Development Code; and,

WHEREAS, the proposed change will not be contrary to the established land use pattern; and,

WHEREAS, the proposed change will not create an isolated district unrelated to adjacent and nearby districts.

WHEREAS, the proposed change will not alter the population density pattern and thereby will not have an adverse impact upon public facilities such as schools, utilities and streets; and,

WHEREAS, changed or changing conditions make the passage of the proposed amendment necessary; and,

WHEREAS, substantial reasons exist why the property cannot be used in accordance with existing zoning.

WHEREAS, the proposed change is not out of scale with the needs of the neighborhood; and,

WHEREAS, the City Commission has found that the applicant has met all requirements for rezoning;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA:

Article 1. The following is enacted as an ordinance of the City of Sweetwater:

1. The foregoing preamble is incorporated herein by reference as if set forth in full.
2. The above-described real property bearing folio number folio number 25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250) is hereby rezoned from RS (Single Family Residential District) to 1-1 (Industrial Light Manufacturing).

Article 2. All ordinances or portions of the Code of Ordinances of the City of Sweetwater in conflict with the provisions of this ordinance shall be repealed upon the effective date hereof.

Article 3. It is the intention of the Mayor and the City Commission that the provisions of this ordinance be incorporated into the Code of Ordinances; to effect such intention codifiers may change the words "ordinance" or "section" to other appropriate words.

Article 4. If any portion of this ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of the ordinance.

Article 5. This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED and ADOPTED this ____ day of _____, 2016.

ORLANDO LOPEZ, Mayor

JOSE M. DIAZ, Commission President and
Vice Mayor

ATTEST:

MARIE O. SCHMIDT, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



GUILLERMO CUADRA, CITY ATTORNEY

VOTE UPON ADOPTION:

JOSE M. DIAZ, COMMISSION PRESIDENT
JOSE W. BERGOUIGNAN, JR., COMMISSION VICE PRESIDENT
PRISCA BARRETO, COMMISSIONER
MANUEL DUASSO, COMMISSIONER
IDANIA LLANIO, COMMISSIONER
ISOLINA MAROÑO, COMMISSIONER
EDUARDO M. SUAREZ, COMMISSIONER



City of Sweetwater

COMMISSION MEETING NOTICE OF PUBLIC HEARING

notices were mailed out;

*notice was posted on
property 04/18/16 by:*

*notice was advertised on
the neighbors on 4/21/16*

ZONING HEARING: 2016-04-01

I. APPLICANT: THERDO LEGUISAMON, WORLD OF INVESTMENTS UNLIMITED ,LLC
SPR2015-0000019

REQUESTS:

- (1) RE-ZONING OF SUBJECT PROPERTY FROM RS (SINGLE FAMILY RESIDENTIAL DISTRICT) to I-1 (INDUSTRIAL LIGHT MANUFACTURING)

SUBJECT PROPERTY: FOLIO #25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250)

LOCATION: 10839 NW 21 STREET, SWEETWATER, FL 33172

PRESENT ZONING: RS (SINGLE FAMILY DISTRICT)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

A PUBLIC HEARING WILL BE HELD IN SWEETWATER CITY HALL COMMISSION CHAMBERS,
500 S.W.109 AVENUE, SWEETWATER, FLORIDA, ON MONDAY, MAY 2, 2016 AT 8:00 P.M.

OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED
IN WRITING PRIOR TO THE HEARING DATE. IF FURTHER INFORMATION IS DESIRED,
CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING
BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH
PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY
NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD
INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC.
286.0105, FLORIDA STATUTES).

PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS
MEETING SHOULD CONTACT DEPUTY CITY CLERK CARMEN J. GARCIA AT 305-221-0411 BY NOON
THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICANS
WITH DISABILITIES ACT).

City Of Sweetwater **SPR #** 2015-00000019



Date: 11 / 23 / 2015

Zoning Change Request
From: RU-1 To: I-1

Application For: **Zoning District Boundary Change**

Application Fee:

(A) Parcel $\frac{1}{4}$ acre or less: \$ 2,950.00 + Public Notice & hearing Fee \$1,375 (\$2750 if violation)

(Single family lots are exempt from Public Notice & Hearing fee)

\$ 4725

(B) Parcel greater than $\frac{1}{4}$ acre: \$9,810 + \$300 per acre + \$2,200 (\$4,400 if violation)

Property Folio: 25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250)

Address: 10853 N.W 21st Street Sweetwater FL 33172

10839

Legal Description of Property:

315340.14 AC Hampton Park PB 48-58 Lot 5 Block 7 Lot size 50 x 140

Or 13944-41 12 88 1 F/A/U 3030310011230

315340.14 AC Hampton Park PB 48-58 Lot 4 Block 7, Lot size 50 x 140

Or 13944-41 12 88 1 F/A/U 3030310011230

Therdo Leguisamon

(Signature of Owner)

World of Investments Unlimited LLC

(Print or Type Name of Owner)

14740 S.W. 142nd Street Miami FL 33196

(Mailing Address)

Phone: (786) 255 9005

Additional Application Submittal Requirements:

X Survey (1 Year old or Less)

 X Letter of intended use of the property
(Reasons)

 X Proof of Ownership

 X Application Fee

 N/A Owner's Letter of Representation

Receipt No. _____

Date: ____/____/____

**NOTE: FILING FEE IS NOT REFUNDABLE, WETHER THIS REQUEST IF
GRANTED OR DENIED.**

*The hearing will be conducted in the English language. It is the responsibility
of the applicant to bring an interpreter if he or she does not speak English.*

9.06.00. - Rezoning

9.06.01. *Generally.*

A.

Granted by city commission. The city commission may approve a change in the zoning district boundaries in accordance with the provisions herein set forth.

9.06.02. *Limitation on granting rezoning.*

A.

Public hearing. The city commission shall schedule a public hearing upon receipt of an application for a rezoning to be held concurrently with second reading of comprehensive master plan amendment. Public notice of such hearing before the city commission shall be given in accordance with the Code of Ordinances of the City of Sweetwater. Upon conclusion of such public hearing, the city commission may consider the said application and, if is [it] chooses to grant same, it shall do so by resolution of five-sevenths of its members.

B.

Review standards. Decisions or recommendations relating to any change in zoning districts boundaries shall address, but not be limited to, the effect of the proposed rezoning as it relates to the following:

1. The relationship of the proposed rezoning to the purposes and objectives of the city's comprehensive master plan, with appropriate consideration as to whether or not the proposed changes will further the purpose of this code, regulations and action designed to implement said plan.
2. The proposed change would or would not be contrary to the established land use pattern.
3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.
4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.
5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for rezoning.
6. Changed or changing conditions make the passage of the proposed amendment necessary.
7. Substantial reasons exist why the property cannot be used in accordance with existing zoning.
8. Whether or not the change is out of scale with the needs of the neighborhood.

9.06.03. *Rezoning applications.* An application for a rezoning shall include the following information:

1. Address, location and legal description of the subject property.

2. Existing and proposed zoning of the property.
3. A statement of the applicant's interest in the property to be rezoned, including a certificate of a duly licensed attorney, showing that the applicant is the present title holder of record. (Warranty deeds, title insurance documents, tax receipts and the like shall not be acceptable proof of ownership.)
 - a. If in joint and several ownership, a written consent to the rezoning petition, by the owners of record;
 - b. If a contract to purchase, statement of all parties to the contract and written consent of the seller/owner;
 - c. If an authorized agent, a copy of the agency agreement or written consent of the owner;
 - d. If a corporation or other business entity, the name of the officer or person responsible for the application and written proof that said representative has been delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is, in fact, an officer of the corporation;
 - e. If city initiated, the application may be signed by the mayor and shall be exempt from the requirements of paragraph (3), (4) and (5) herein.
4. A certified survey, prepared within one year from the date of application, which shall include:
 - a. An accurate legal description of the property to be rezoned; and
 - b. A computation of the total area of the property by square feet and to the nearest tenth of an acre.
5. A statement of the reasons or justification for the requested rezoning, and how the request adheres to the review standards set forth in this article.
6. Property owner's notice list. A complete list of all property owners, mailing addresses and legal description for all property within 300 feet of the subject parcel as recorded in the latest official tax rolls in the county courthouse. Such list shall be accompanied by an affidavit stating that to the best of the petitioner's knowledge said list is completed and accurate.
7. Comprehensive master plan amendment adopted on first reading.



MEMORANDUM

TO: Planning & Zoning Board

FROM: Carlos Lanza, RA - Building, Zoning & Roads Director

SUBJECT: Rezoning from the current RS Single Family Residential District to I-1 Industrial Light Manufacturing District for Property located at 10839 NW 21 Street.

DATE: 12/16/15

Applicant: Mr. Therdo Leguisamon, World of Investments Unlimited, LLC 14740 SW 142 Street, Miami, Florida 33196.

Request: Rezoning from the current RS Single family Residential District to IU-1 Industrial Light Manufacturing District.

Location: The subject property is located on 10839 NW 21 Street, Folio Nos. 25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250)

Size: Approximately 0.48 acres (21,000 sq-ft lot).

Staff Analysis



The applicant is requesting a rezoning from the current RS Single Family Residential District to I-1 Industrial Light Manufacturing District for property located at 10839 NW 21 Street. The subject lot is approximately 0.48 acres in size and is currently vacant, and surrounded by conflicting land uses at this time such as parking lots for trailers and single family zoned properties. This request would result in actually cleaning up the area and making its development consistent with the City's Comprehensive Plan.

The property has no current code violations at this time.

This area is depicted as Office and Light Industrial in the City's Future Land Use Map (FLUM); and therefore, the request to rezone is consistent with the Future Land Use Map (FLUM) Designation in the City's Comprehensive Plan.

The subject parcel is surrounded by the following:

North:	I-1 Light Manufacturing District & RS Single Family District
South:	IU-1 Light Manufacturing District
East:	RS Single Family District
West:	IU-1 Light Manufacturing District

Staff Recommendation

Staff has reviewed this rezoning request and recommends approval. The predominant land use trend in this area of the City is either commercial and/or light industrial. The re-classification of this parcel will be consistent with the commercial/industrial land use trends in this area.

All future development of the subject property will be contingent upon meeting all applicable site plan requirements and concurrency standards.

OPINION OF TITLE

**To: City of Sweetwater
Miami-Dade County**

With the understanding that this Opinion of Title is furnished to City of Sweetwater, Miami-Dade County, covering the real property, hereinafter described, it is hereby certified that I have examined Title Search covering the period from the beginning of November 15, 1976, of the following described real property:

LOT 4,5,6 in Block 7, of HAMPTON PARK, according to the Plat thereof, as recorded in Plat Book 48, Page 58, of the Public Records of Miami-Dade County, Florida.

I am of the opinion that on the last mentioned date, the fee simple title to the above described real property was vested in:

WORLD OF INVESTMENTS UNLIMITED, LLC

Subject to the following encumbrances, liens and other exceptions:

I. RECORDED MORTGAGES:

NONE

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS, JUDGEMENTS, AND OTHER PROPERTY LIENS:

NONE

3. RESTRICTIONS AND EASEMENTS:

- I. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of HAMPTON PARK, as recorded in Plat Book 48, Page 58, Public Records of Miami-Dade County, Florida.

4. **GENERAL EXCEPTIONS:**

NOTE: As per Owner's Title Policy from Old Republic National Title Insurance
Company Number OF6-8166589

- (1) Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.
- (2) Rights or claims of parties in possession not shown by the public records.
- (3) Encroachments or claims of easements not shown by the public records.
- (4) Easements or claims of easements not shown by the public records.
- (5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. **SPECIAL EXCEPTIONS:**

NOTE: As per Owner's Title Policy from Old Republic National Title Insurance
Company Number OF6-8166589

- (1) Any lien provided by Chapter 159, Florida Statutes, or provided by Metropolitan Dade County Ordinance No. 84-10 in favor of any city, town, village or port authority, for unpaid service charges for service by any water systems, sewer systems, or gas systems serving the lands described herein; and any lien for waste fees in favor of any county or municipality.
- (2) Any claim that any portion of said lands are sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands and lands accreted to such lands.
- (3) Judgment liens and federal liens, if any, filed with the Florida Department of State pursuant to Sec. 55.201, et. seq., F.S., and Sec. 713.901, et. seq., F.S., respectively.

NOTE: A search updating the above referred Title Policy has been performed and certified through July 19, 2015.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
-------------	-----------------	---------------------------------

N/A

The following is a description of the aforementioned Owner's Title Policy and its conditions:

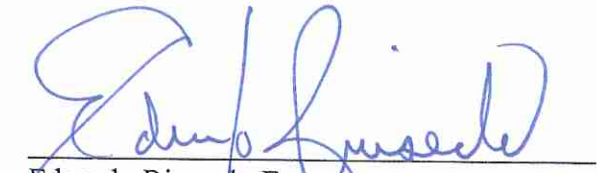
<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
OF6-8166589	Old Republic National Title Title Insurance Company		Effective date: October 2, 2013 @ 1:02 PM

I **HEREBY CERTIFY** that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

See Attached Survey

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and a member in good standing of the Florida Bar.

Respectfully submitted this 31 day of July, 2015.



Eduardo Riusech, Esq.
Florida Bar No.: 365092
10030 SW 40th Street, Suite B
Miami, Florida 33165

STATE OF FLORIDA

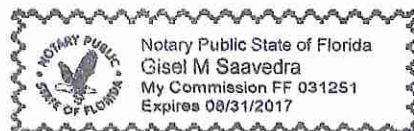
COUNTY OF MIAMI-DADE

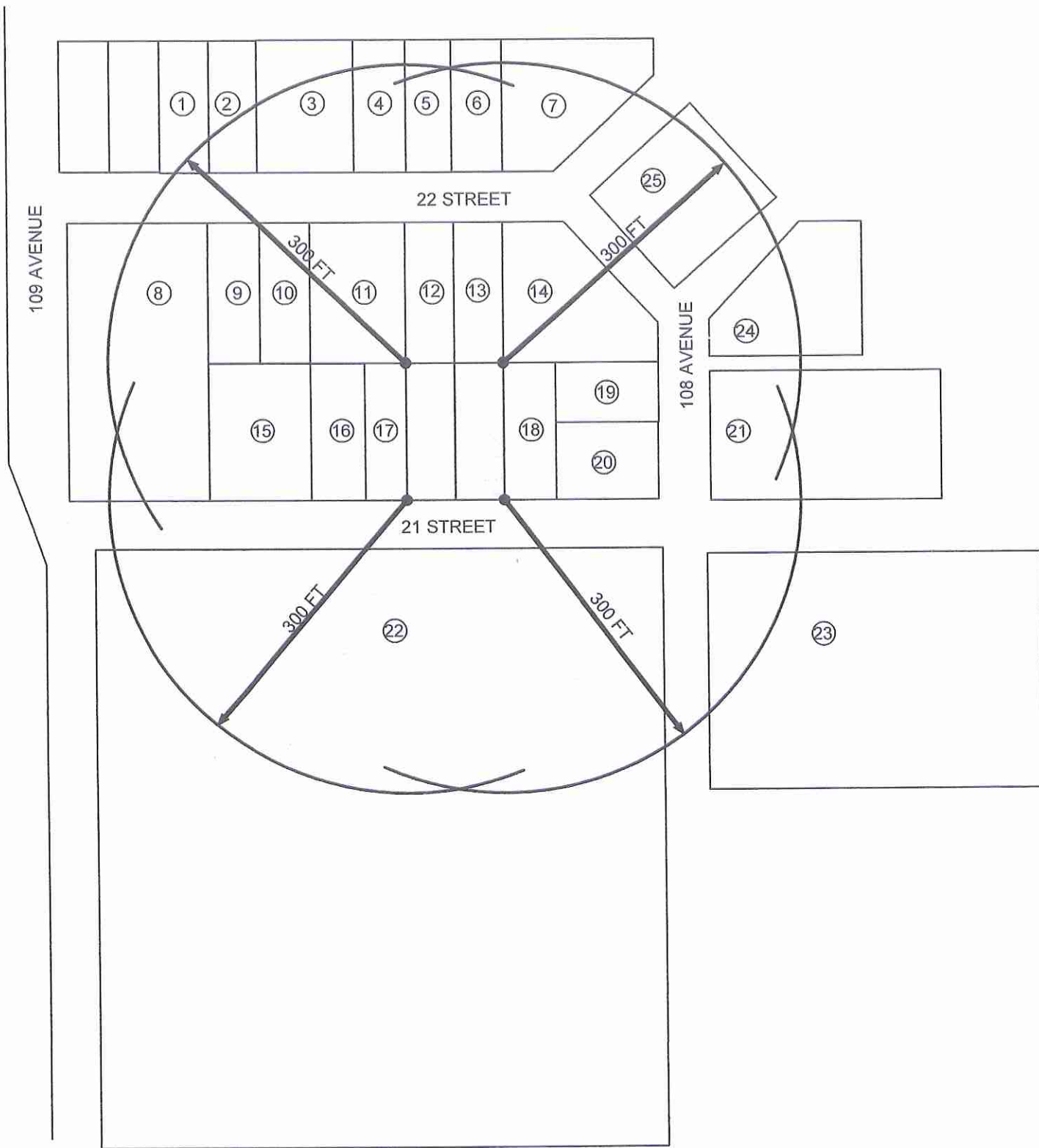
The foregoing instrument was acknowledged before me this 31st day of July, 2015, by Eduardo Riusech, Esq., who is personally known to me or has produced identification.



Notary Public

My commission expires:





PROPERTIES IN 300 FT RADIUS SCHEMATIC MAP

Carlos Lanza
Building and Zoning Director
City of Sweetwater
Sweetwater, FL 33174

RE: **PROPERTY OWNER'S NOTICE LIST AFFIDAVIT**

Dear Director:

I, Therdo Leguisamon, hereby attest that to the best of my knowledge the attached List of Property Owners and Addresses is complete and accurate.

STATE OF FLORIDA COUNTY OF DADE

Sworn to and subscribed before me this 30th

Day of NOVEMBER 20 15

By THERDO LEGUISAMON

Personally known ☒

Or Produced Identification ☐



Julia M. Perez

Sincerely

Therdo Leguisamon
Therdo Leguisamon
President of World Investments Unlimited LLC

JOSE GOMES C & JOSE GOMES P %
OCEAN BNK - BEATRIZ VASQUEZ
780 NW 42 AVE #601 MIAMI, FL 33126-
5543

FLORIDA POWER & LIGHT CO. ATTN
PROPERTY TAX DEPT700 UNIVERSE
BLVD, PSX/JBJUNO BEACH, FL 33408

OSLI INVESTMENTS 11445 LLC
10775 NW 21 ST UNIT: 101
SWEETWATER FL 33172

HILDA J BUITRAGO
10775 NW 21 ST UNIT: 102
SWEETWATER FL 33172

CLAUGHTON INVESTMENT FUND III
LLC
C/O ALECO HARALAMBIDES ESQ
10775 NW 21 ST UNIT: 103
SWEETWATER FL 33172

OSLI INVESTMENTS 116 LLC
10775 NW 21 ST UNIT: 104
SWEETWATER FL 33172

PANCRAZIO GRASSANO
LUISA GRASSANO
10775 NW 21 ST UNIT: 105
SWEETWATER FL 33172

HAMPTON LAND GROUP LLC
8185 SW 85 TERRACE MIAMI, FL 33143

ALYSON DAAR & RESA L WOLFSON
801 VENETIAN DR PH-E MIAMI,
FLORIDA 33139

PANCRAZIO GRASSANO
LUISA GRASSANO
10775 NW 21 ST UNIT: 106
SWEETWATER FL 3317

PANCRAZIO GRASSANO
LUISA DE GRASSANO
10775 NW 21 ST UNIT: 107
SWEETWATER FL 3317

OSLI 20109 INVESTMENTS LLC
10775 NW 21 ST UNIT: 108
SWEETWATER FL 33172

ESPLENDOR TRADE LLC
10775 NW 21 ST UNIT: 109
SWEETWATER FL 33172

HEMISPHERE CARGO CORP
10850 NW 21 ST UNIT: 100
SWEETWATER FL 33172

PARVANI INVESTMENT LLC
10850 NW 21 ST UNIT: 110
SWEETWATER FL 33172

PARVANI INVESTMENTS LLC
10850 NW 21 ST UNIT: 120
SWEETWATER FL 33172

MULTISTATE PROPERTY HOLDINGS
LLC
10850 NW 21 ST UNIT: 130
SWEETWATER FL 33172

CESAR J HASSAN &W
MARIA I DI GRUCCIO
10850 NW 21 ST UNIT: 140
SWEETWATER FL 33172

OWNER: 160 FDS INC
10850 NW 21 ST UNIT: 150
SWEETWATER FL 33172

160 FDS INC
10850 NW 21 ST UNIT: 160
SWEETWATER FL 33172

LEC INVESTMENT INC
10850 NW 21 ST UNIT: 170
SWEETWATER FL 33172

TOP TECHNOLOGY CORP
10850 NW 21 ST UNIT: 180
SWEETWATER FL 33172

BELLA RENT & INVESTMENTS LLC
10850 NW 21 ST UNIT: 190
SWEETWATER FL 33172

VICTORY RENT & INVESTMENTS LLC
10850 NW 21 ST UNIT: 200
SWEETWATER FL 33172

BLUEBELL PROPERTIES LLC
10850 NW 21 ST UNIT: 210
SWEETWATER FL 33172

GAME MART LLC
10850 NW 21 ST UNIT: 220
SWEETWATER FL 33172

AVIOTRADE GRP HOLDINGS LLC
10850 NW 21 ST UNIT: 230
SWEETWATER FL 33172

AVIOTRADE GRP HOLDINGS LLC
10850 NW 21 ST UNIT: 240
SWEETWATER FL 33172

NELSON RASSE
21841 SW 100 PL CUTLER BAY,
FL 33190

TERESITA QUINONES
1065 BASS POINT RD MIAMI SPRINGS,
FL 33166-3224

LAZARO M GONZALEZ
11351 SW 27 ST MIAMI, FL 33165

ZENAIDA M SANTIZ TR
4505 SW 59 AVE MIAMI, FL 33155-6050

MARIO SANTIZ &W ZENAIDA
4505 SW 59 AVE MIAMI, FL 33155-6050

CARIDAD GOMEZ
420 NW 120 AVE MIAMI, FL 33182

HERIBERTO GOMEZ &W CARIDAD
420 NW 120 AVE MIAMI, FL 33182-1320

NELSON RASSE &W NORMA
21841 SW 100 PL MIAMI, FL 33190

TERESITA D QUINONES
1065 BASS POINT RD MIAMI SPRINGS,
FL 33166-3224

FREDY E BAEZ GARCIA
1570 SW 145 AVENUE MIAMI, FL 33184

CITY ELECTRIC SUPPLY CO
6827 N ORANGE BLOSSOM TRAIL #2
ORLANDO, FL 32810

JOSE QUIONES
1065 BASS POINT RDMIAMI SPRINGS,
FL 33166-3224

WORLD OF INVESTMENTS
UNLIMITED LLC
14740 SW 142 Street MIAMI, FL 3319

DUENAS HOLDINGS LLC
13480 SW 34 ST MIAMI, FL 33175

GRAZIA CUPANI DE ALAIMO
BLANCA BEATRIZ
ESPARZA DE DIAZ
9885 NW 28 TER DORAL, FL 33172

MEDIAONE OF SOUTH FLORIDA INC.
ATTN PROPERTY TAX
PO BOX 173838 DENVER, CO 80217-
3838

WORLD OF INVESTMENTS
UNLIMITED LLC
14740 SW 142 Street MIAMI, FL 33196

AREA 108 21 LLC
11168 NW 73 ST DORAL, FL 33178

AREA 108 21 LLC
11168 NW 73 ST DORAL, FL 33178

Carlos Lanza
Building and Zoning Director
City of Sweetwater
Sweetwater, FL 33174

RE: Letter of Intent - Rezoning Request

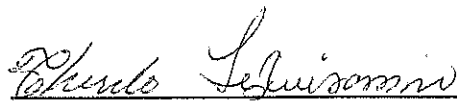
Dear Director:

The applicant, owner of the properties folio No.25-3031-001-1250 and located at 10839 N.W. 21st Street Sweetwater FL 33172 respectfully requests a rezoning from 0100 (Single Family Residential) to 7100 (Industrial) for the following reasons:

1. The applicant owns four contiguous lots two of them are already zoned as industrial, also properties located across 21st Street and property abutting west side are industrial.
2. The granting of the request will not confer or bestow onto the applicant any special privileges that would otherwise be denied by the Zoning Ordinance to other lands, structures, or buildings in the same Zoning District.
3. If granted, this request for rezoning, the new land use will be in harmony with the general purpose and intent of the Sweetwater Zoning Ordinance and in conformity with the policies and intent of the Sweetwater Comprehensive Master Plan.
4. The zoning proposal permits a use that is suitable in view of the use and development of adjacent and nearby property.
5. The property in question cannot yield a reasonable return if used only for a purpose allowed in the zone where the property is located. The properties to be rezoned do not have a reasonable economic use as currently zoned. The proposed land use provides a better market position and increased interest from potential commercial end users.
6. The applicant wishes to make the parcel's zoning conform to the Future Land Use. Rezoning the parcel will eliminate ambiguity as to the parcel's development potential.
7. The size and location of the parcels are suitable for commercial development.
8. If granted, this request for a rezoning will not impair an adequate supply of light and air to adjacent properties, increase the hazard from fire, diminish the value of

land and buildings, increase congestion and traffic hazards, and otherwise impair the public health, safety, and general welfare of the City of Sweetwater.

Sincerely

A handwritten signature in cursive script, reading "Therdo Leguisamon", written over a horizontal line.

Therdo Leguisamon
President of World Investments Unlimited LLC



This instrument was prepared by:

Name: EDUARDO RIUSECH, ESQ.
Address: 10030 SW 40 Street
Suite B
Miami, Florida 33165
Tel.: (305) 207-9599

CFN 2015R0800365
OR BK 29895 Pgs 2372-2373 (2Pgs)
RECORDED 12/18/2015 12:20:31
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property described as:

Lot 4,5,6, Block 7, HAMPTON PARK, according to the map
or Plat thereof as recorded in Plat Book 48, Page 58,
of the Public Records of Miami-Dade County, Florida.

Also known as Vacant lots Miami-Dade County, Florida, and

Owner recognizes and acknowledges that for the public health, welfare, safety or morals,
the herein-described property should not be divided into separate parcels owned by several
owners so long as the same is put to the hereinafter use, and

In consideration of Ten Dollars and for
other good and valuable consideration, Owner hereby agrees to restrict the use of the
subject property in the following manner:

That said property shall be considered as one plot and parcel of land and that
no portion of said plot and parcel of land shall be sold, transferred, devised or
assigned separately, except in its entirety as one plot or parcel of land.

Owner further agrees that this condition, restriction and limitation shall be deemed a
covenant running with the land and may be recorded, at Owner's expense, in the Public
Records of Miami-Dade County, Florida and shall remain in full force and effect and be
binding upon the Owner, their heirs, successors, personal representatives and assigns and
upon all mortgagees or lessees until such time as the same may be released in writing by the
Director of the Department of Regulatory and Economic Resources, or his designee, or the
executive officer of the successor of such Department, or in the absence of such director or
executive officer, by his assistant in charge of the office in his absence. Further provided,
however, that a release will be executed when the premises are made to conform with
applicable zoning regulations or the use or structure is removed from the premises and there
is no further reason to maintain the Unity of Title on the public records.

City of Sweetwater
Verified by _____
Accepted by: _____

WORLD OF INVESTMENTS UNLIMITED, LLC
a Florida Limited Liability Company

Therdo Leguisamon

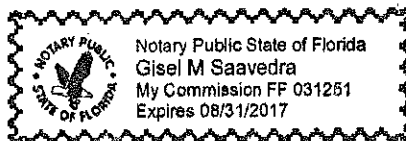
BY: THERDO LEGUISAMON, Manager

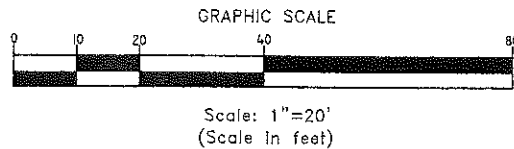
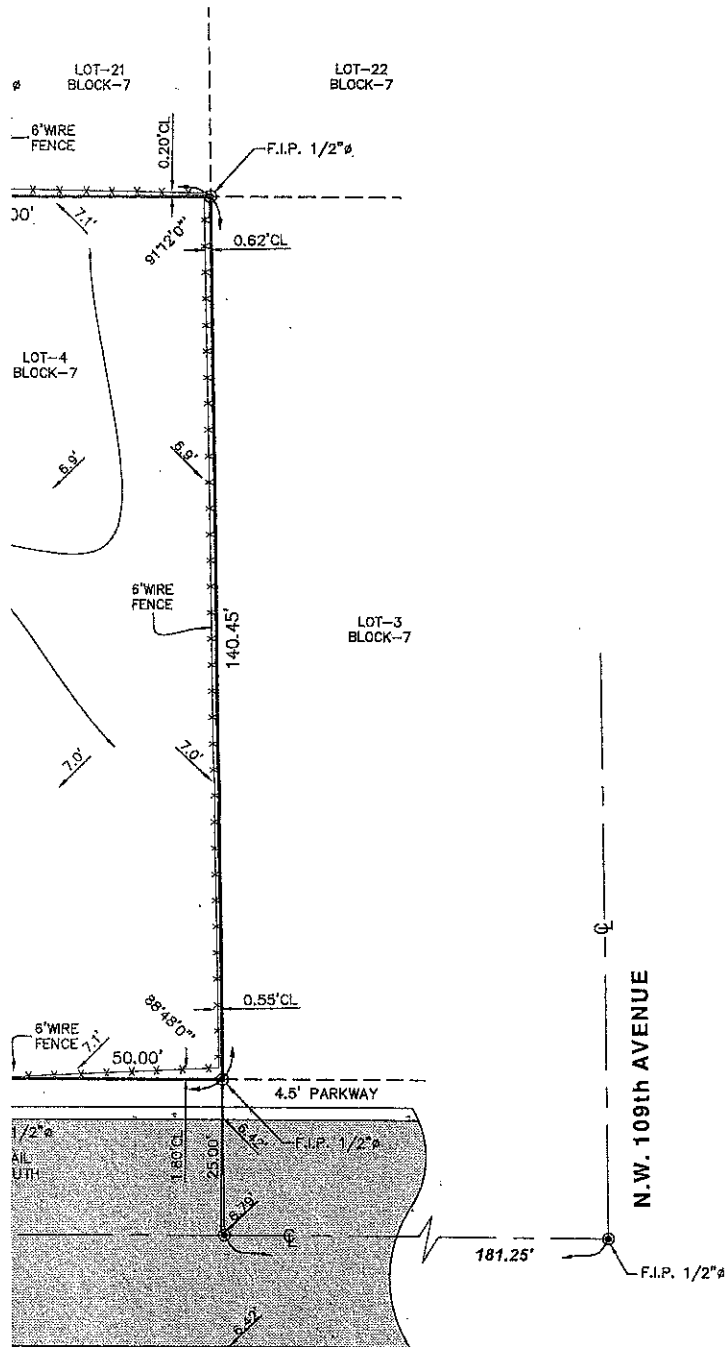
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

SWORN TO AND SUBSCRIBED before me this 27th day of May,
2014, by THERDO LEGUISAMON, as Manager of WORLD OF INVESTMENTS
UNLIMITED, LLC, a Florida Limited Liability Company who has
represented that he is duly authorized to execute this document and is
personally known to me or has produced a _____ driver's
license as identification and who did (did not) take an oath.

Gisel M Saavedra
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:





This property described as:
 Lots 4, 5 and 6, Block 7,
 HAMPTON PARK, according to the Plat thereof
 as recorded in Plat Book 48, Page 58, of the Public
 Records of Miami-Dade County, Florida.

Certified to:
 World of Invest Unlimited, LLC.

FOLIO: #25-3031-001-1250

"THIS SURVEY DECLARATION IS MADE ON THE FIELD
 DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT
 TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
 SUBSEQUENT OWNERS."

TOPOGRAPHIC & BOUNDARY SURVEY.
 I HEREBY CERTIFY: that this survey meets the
 Standards of Practice as set forth by the
 FLORIDA BOARD OF PROFESSIONAL SURVEYORS
 AND MAPPERS in chapter 5J-12 Florida Administrative
 Code, pursuant to Section 472.027 Florida Statutes.

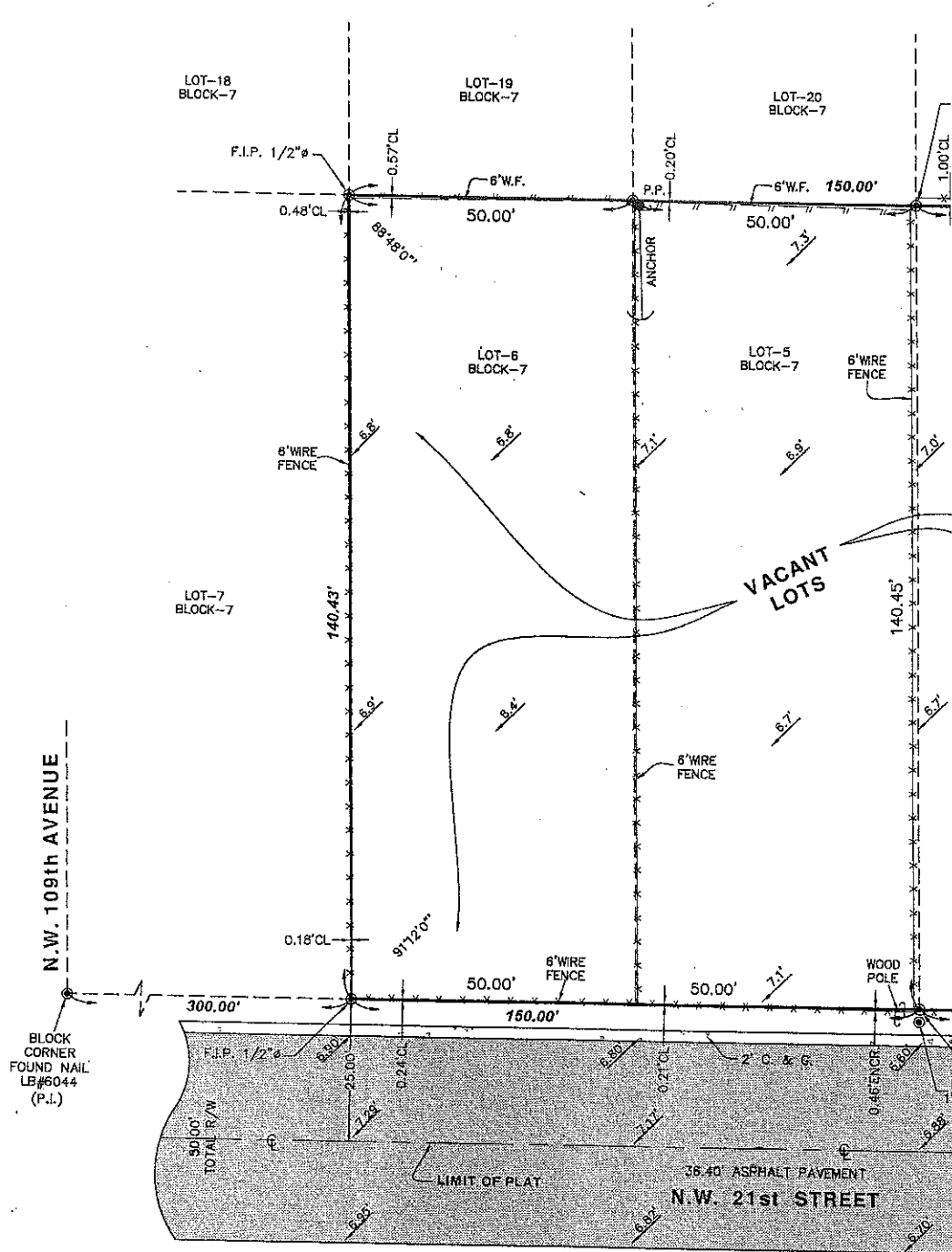
Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 5701 S.W. 107th Avenue #204, Miami, FL 33173
 Phone 305.385.0385 Fax 305.385.0623
 L.B. No. 6867 / E-mail: fastsurvey@aol.com

PANEL No.	SUFFIX	ELEVATION NOTE: (IF APPLICABLE)	Not valid unless it bears the signature and the original raised seal
0296	L	L.F. Elev. = N/A (lowest habitable floor elevation). Elevation shown hereon refer to N.G.V.D. 1929. Lowest adjacent grade elevation N/A	

- LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - C = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC. = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - N = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OS = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - P = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - P.T. = Point of Tangency
 - R = Radius
 - RR = Railroad
 - SM = Professional Surveyor Mapper
 - W = Right-of-Way
 - WK = Sidewalk
 - ec. = Easement
 - (YP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - W.V. = Ditches Spot Elevations Taken

1. The station cap found on property corners unless otherwise noted.
 2. Distances shown are as measured and measured unless otherwise noted.
 3. The graphic portions of this document are reproduced and as such, should be considered when obtaining scaled data.
 4. Accuracy: The expected use of land as disclosed in the Standards of Practice (SOP) of the Surveying and Mapping Board of the State of Florida, is 1/4" = 1' for a 7,500' survey. The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet.
 5. Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

1. This survey is only for the exclusive and specific use of those persons, parties or entities of the configuration.
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City of Sweetwater

**REGULAR PLANNING & ZONING BOARD
MEETING AND PUBLIC HEARING
WEDNESDAY, February 10, 2016 8:00PM**

MINUTES

1. ROLL CALL.

Present: Board Members, Cecilia Holtz-Alonso, Emigdio Prado, Marcia Suros, Rolando Martin, David Stanford and Olga Diaz; Building Official Carlos Lanza, City Attorney Guillermo Cuadra, and Building Clerk Diana Rodriguez

2. PLEDGE OF ALLEGIANCE.

Board Member Cecilia Holtz-Alonso led the Pledge of Alliance.

3. INVOCATION.

None

4. REPORTS OF OFFICERS, BOARDS AND COMMITTEES.

None

5. PETITIONS-COMMUNICATIONS-REMONSTRANCES.

None

6. PUBLIC HEARING.

ZONING HEARING: 2016-02-001

**I. APPLICANT: THERDO LEGUISAMON, WORLD OF INVESTMENTS UNLIMITED ,LLC
SPR2015-0000019**

REQUESTS:

(1) RE-ZONING OF SUBJECT PROPERTY FROM RS (SINGLE FAMILY RESIDENTIAL DISTRICT) to I-1 (INDUSTRIAL LIGHT MANUFACTURING)

SUBJECT PROPERTY: FOLIO #25-3031-001-1240 & 25-3031-001-1230 (25-3031-001-1250)

LOCATION: 10839 NW 21 STREET, SWEETWATER, FL 33172

PRESENT ZONING: RS (SINGLE FAMILY DISTRICT)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

Requesting to change from a residential zoning to manufacturing zoning. One of the properties is already in the industrial zoning, he would like to join his properties together. No Sweetwater Residents oppose to the open Public Hearing. Carlos Lanza, Building Director clarified the unity of the properties and recommends approval of the request. Upon Motion by Board Member Olga Diaz, Second Board Member Rolando Martin and Unanimous 5-0 vote in favor.

7. ADJOURNMENT.

There being no further business before the board, the meeting was declared adjourned at 8:30 P.M.

Respectfully Created By:
Diana Rodriguez